

# Local Development Plan 2

## Final SEA Environmental Report

2022



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**East Dunbartonshire Council**

[www.eastdunbarton.gov.uk](http://www.eastdunbarton.gov.uk)



### Contents

	Non-Technical Summary	4
	Key Stages of SEA	9
	Summary of Environmental Report	10
Section 1.	Key Facts	12
1.1	Key Facts relating to the Local Development Plan 2	12
Section 2.	Strategic Action Context	13
2.1	Relationship with other Plans, Programmes and Strategies	13
2.2	Baseline Environmental Data	16
2.3	Environmental Issues for the Local Development Plan 2	26
2.4	Evolution of the Environment in the Absence of the Local Development Plan 2	39
Section 3.	Assessment of Environmental Effects	39
3.1	Assessment Framework	39
3.2	Assessment Methodology	40
3.3	Alternatives	41
3.4	Assessment Findings	42
3.5	Assessment: Policies	43
3.6	The East Dunbartonshire Development Strategy (Policy 1)	43
3.7	Community Policies	43
3.8	Climate Change, Sustainability and Energy Infrastructure (Policy 9)	44
3.9	Design and Placemaking Policy (Policy 10)	44
3.10	Transport (Policy 11)	45
3.11	Housing (Policy 12)	45
3.12	Community Facilities and Open Space (Policy 13)	46
3.13	Network of Centres and Retailing (Policy 14)	46
3.14	Business and Employment (Policy 15)	47
3.15	Tourism (Policy 16)	47
3.16	Natural Environment (Policy 17)	47
3.17	Water Environment and Flood Risk (Policy 18)	48
3.18	Historic Environment (Policy 19)	48
3.19	Waste (Policy 20)	48
3.20	Mineral Resources (Policy 21)	49
3.21	Digital Communications (Policy 22)	49
3.22	Safeguarding Infrastructure (Policy 23)	49
3.23	Developer Contributions (Policy 24)	49
3.24	Assessment: Proposal Sites	50
3.25	Cumulative Impacts	51
3.26	Cumulative Policy Assessment	51
3.27	Cumulative Site Assessment	52
3.28	Influence of the SEA on the Local Development Plan 2	52
3.29	Difficulties Encountered	53
Section 4.	Mitigation and Monitoring	54
4.1	Mitigation Measures	54
4.2	Monitoring	54

## Environmental Report

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	Non-Technical Summary	4
Section 5.	<b>Statutory Consultation and SEA Timetable</b>	<b>58</b>
5.1	Statutory Consultation	58
5.2	SEA Timetable	58
Section 6.	<b>Appendices</b>	<b>60</b>
	<b>Figures and Tables</b>	
Figure 1	Interrelationship of the LDP2 with other Plans, Programmes and Strategies	15
Table 1	Environmental Baseline Data	17
Table 2	Environmental Issues	26
Table 3	Assessment Framework	40
Table 4	SEA Objectives	41
Table 5	Proposed SEA Monitoring Framework for the LDP2	54
Table 6	Consultation & SEA Timetable	58

### Non-Technical Summary

#### Strategic Environmental Assessment and the Local Development Plan 2

As part of the preparation of the Local Development Plan 2 (LDP2), East Dunbartonshire Council carried out a Strategic Environmental Assessment (SEA). The process of SEA is a systematic method for considering the likely environmental effects of this Strategy. It aims to:

- Integrate environmental factors into the Plan preparation and decision-making
- Improve the Plan and enhance environmental protection
- Increase public participation in decision making
- Facilitate the openness and transparency of decision-making

This Environmental Report documents the environmental assessment of the LDP2. The assessments of the relevant components were carried out in parallel to the development of the Plan. This assisted the policy-maker to refine the Plan in order to avoid or mitigate the negative environmental impacts and to further enhance the positive environmental impacts.

#### Key facts relating to the Local Development Plan 2

<b>East Dunbartonshire Council</b>	
Title of PPS	<b>Local Development Plan 2</b>
Purpose of PPS	<b>The purpose of the East Dunbartonshire Local Development Plan 2 is to set out the policy framework and a spatial strategy for the assessment of future developments in East Dunbartonshire based on a comprehensive assessment of economic, environmental, social and other material constraints.</b>
What prompted the PPS	<b>Legislative provision through the Planning etc (Scotland) Act 2006.</b>
Subject	<b>Development Planning</b>
Period covered	<b>2022 – 2027</b>
Frequency of updates	<b>5 yearly, Note – this will be subject to the review of planning legislation, when this becomes law.</b>
Area covered by PPS	<b>East Dunbartonshire Council area and not restricted to specific settlements or areas.</b>
Summary of nature/ Content of the PPS	<b>The East Dunbartonshire Local Development Plan 2 is a spatial strategy based on the Glasgow and Clyde Valley Strategic Development Plan's wider environmental framework for the development across the area which focuses on the principles of a low carbon economy, of competitiveness and growth based on sustainable development and emphasis on the key future economic role of the city-region's environment. The East Dunbartonshire Local Development Plan 2 will build on these principles and develop a plan that conforms to these principles and meets the aims and objectives of for example, East Dunbartonshire Local Outcomes Improvement Plan, Local Housing Strategy, Economic Development Strategy and Local Transport Strategy. This will be presented by maps of the area and a written statement setting out the key policies and proposals of the East Dunbartonshire Local Development Plan 2. Consideration will be given</b>



### East Dunbartonshire Council

to minor proposals and detailed policies relating to development management and presented through Supplementary Planning Guidance.

#### Proposed/draft outcomes

To provide a land use strategy for the Council which:

- Delivers the land use requirements of the Local Outcomes Improvement Plan
- Acts a framework for the determining of planning applications.
- Operates within a statutorily defined framework

### Context of the Local Development Plan 2

The Local Development Plan 2 (LDP2) is prepared under the provisions of the Planning etc (Scotland) Act 2006; the Town & Country Planning (Scotland) Act 1997 (as amended); Development Planning (Scotland) Regulations 2008; the National Planning Framework 3; the Glasgow and Clyde Valley Strategic Development Plan: Clydeplan and will replace the East Dunbartonshire Local Development Plan on adoption.

The Local Development Plan 2 represents the view of the Council and sets out a long-term plan for development across East Dunbartonshire. It sets out a land use strategy for East Dunbartonshire in order to deliver the Community Planning Partnership's Local Outcomes Improvement Plan. The planning policies in this document are intended to improve the quality of East Dunbartonshire as a place to live, work and visit. This Plan reflects the Council's desire to create high quality places for residents to live, facilitate sustainable economic growth and the development of our town centres, maximise our tourism and business potential, as well as protect and enhance the quality of our local historic, natural and water environment. It also ensures that essential infrastructure for energy, broadband, minerals and waste is provided.

Through the Main Issue Report and Proposed Plan Environmental Reports, an 'alternative' set of policy options has also been developed and considered, which allows for a better understanding of the Council's preferred options and policy direction of for the LDP2. This Environmental Report has been prepared for consultation with the general public and key agencies and statutory Consultation Authorities (Scottish Environment Protection Agency (SEPA), Scottish Natural Heritage (SNH) and Historic Environment Scotland (HES)).

### Environmental Baseline Data for East Dunbartonshire

The environmental baseline information for East Dunbartonshire has been identified in relation to each of the environmental factors scoped into the assessment for the LDP2: MIR and Proposed Plan (*Population and Human Health; Biodiversity, Flora and Fauna; Cultural Heritage; Landscape; Soil and Geology; Water Quality; Air Quality; Climatic Factors and Material Assets*). The information has been collated using a range of statistics and resources, including information from Scotland's Environment Web, SNH, SEPA, Historic Environment Scotland, SNIFFER, Forestry Commission Scotland, Scottish Government, National Records and Air Quality Scotland, as well as local information obtained from a variety of relevant Services within the Council. The baseline data has been updated when new data has become available in order to ensure that the data is as relevant as possible.

Section 2.2 of the main report contains a full outline of the environmental baseline data for each of the environmental factors considered in SEA, including spatial representations of the main environmental constraints in East Dunbartonshire using Geographical Information Systems (GIS).

### Existing Environmental Problems

Reviewing the environmental baseline data for East Dunbartonshire helped to identify any existing environmental problems that would need to be taken into account during the preparing and implementation of the LDP2 (Full list of environmental issues provided within Table 2 of the main ER). The likely nature of the environment without a Plan to address local socio-economic disadvantages has also been described along with the implications of this for the Council, where appropriate.

The main challenges identified include:

- East Dunbartonshire has datazones which fall into the top 25% most deprived areas in Scotland located in Hillhead, Lennoxton, Auchinairn and Twechar as identified in the Scottish Index of Multiple Deprivation (SIMD).
- Some town centre environments within East Dunbartonshire are neglected, run down and in need of regeneration. Development and regeneration of these areas should consider the populations access to amenities and services while implementing good design principles and sustainable, active travel alternatives in order to link communities and residential areas.
- There is a significant reliance on public transport and access to primary facilities, particularly in areas of deprivation and due to East Dunbartonshire's ageing population.
- New developments have the potential to increase traffic levels, emissions and pollutants in the local areas which can exacerbate existing air quality issues, particularly in the vicinity of the two existing designated Air Quality Management Areas (Bishopbriggs and Bearsden). The allocation of sustainably located developments sites within the LDP along with the implementation of appropriate measures such as cultural changes and design alternatives within new developments can contribute to reducing these impacts.
- As a result of new developments in East Dunbartonshire, main roads are likely to suffer from increased traffic volumes and congestion as well as increased pressure on existing infrastructure and the potential for new infrastructure.
- East Dunbartonshire has a range of local, national and international cultural heritage assets of value including the Antonine Wall UNESCO World Heritage Site and the Forth and Clyde Canal Scheduled Monument.
- The local natural environment hosts a wide range of designated and non-designated environmental and ecological assets.
- Climate change has a direct link to flood risk. The SEPA Flood Risk Map has identified several locations within the East Dunbartonshire Council area which could have significant impacts on communities. Appropriate siting of developments and integration of LDP Policies can support sustainable flood management options and contribute to reducing localised flood risks.
- Domestic emissions account for the largest proportion of carbon dioxide in East Dunbartonshire, although emissions from transport account for the largest proportion of NO<sub>2</sub> and PM10 emissions. This contributes to the effects of climate change which include changing temperatures and rainfall patterns, and increased incidences of extreme weather events. The LDP can have an influence on reducing greenhouse gas emissions in a number of ways including through sustainable location of new development, promotion of active/sustainable travel, supporting energy efficiency in new development and support for renewable energy.

Without the LDP2, the existing issues and trends are likely to continue.



### Assessment of Environmental Effects

The main function of the Environmental Report as part of the full SEA process is to suggest ways to improve the environmental performance of the plans and strategies through assessment of the significant environmental effects identified. An assessment of the LDP2 policy framework and Proposal Sites have been undertaken and the anticipated assessment findings recorded.

In general, the preferred policies identified through the Plan perform favourably from an environmental perspective with minor or significant benefits anticipated for all environmental factors dependent upon their implementation. The key opportunities delivered through the Spatial Strategy for East Dunbartonshire (Policy 1) include, support for sustainable networks and the integration of low carbon economies and lifestyles; utilising land use planning to improve local health and wellbeing; supporting sustainable development options; proposing development in sustainable locations and improving accessibility to services and amenities.

Additional significant benefits relate to Population and Human Health and Climatic Factors due to a focus around enhancing community wellbeing, promoting healthy lifestyles and improving accessibility and provision of local services and amenities. The anticipated benefits also relate to the focus on climate change mitigation and adaptation, enhancements to the green network, improved provision of active travel alternatives to promote modal shift through the location and design of new developments.

From a proposal site perspective, there is anticipated to be a number of significantly adverse impacts on the environment through the development of the preferred package of sites for each community area. Proposed alterations and mitigation measures have been incorporated into each of the individual proposal site assessments and are also set out within the Plan Key Requirements for allocated sites.

**Sections 3** and all related **Appendices** provide full details of the assessment findings for the LDP2.

### Mitigation and Monitoring

Mitigation measures have been proposed through the environmental assessments and incorporated into the Strategy where necessary in order to avoid, reduce, mitigate or offset any potential adverse environmental impacts and enhance any uncertain, neutral, positive environmental impacts identified. The mitigation measures incorporate all environmental factors which were scoped into the assessment and will be the responsibility of East Dunbartonshire Council to implement in conjunction with key agencies and stakeholders.

The mitigation measures will form part of the Plan Environmental Report, LDP2 and SEA Post-Adoption Statement for the LDP2, prepared as soon as reasonably practicable after the adoption of the Strategy, in accordance with Section 18 of the Environmental Assessment (Scotland) Act 2005. The environmental baseline data (**Section 2.2**) and the monitoring indicators as part of the proposed monitoring framework (**Section 4.2**) will form the basis of future monitoring of the potential effects, predicted and unforeseen, of the LDP2 on the local environment.

### Next Steps: Statutory Consultation

The consultation arrangements for the draft Environmental Report and the LDP2: Proposed Plan involved an 8 week consultation period with the public and key agencies. All of the comments received have been taken into account and amendments made accordingly to both documents and taken into consideration prior to the Examination stage. Any significant changes to the Plan in relation to consultation responses may require further consideration in terms of environmental implications and the production of an Addendum or the provision of additional information where necessary.

The statutory consultation for the draft ER and corresponding LDP2: Proposed Plan was:

**19<sup>th</sup> October 2020 – 15<sup>th</sup> January 2021**

If you would like to express your views on the Environmental Report, your comments should be submitted through email or post to the following:

Email: [sustainability@eastdunbarton.gov.uk](mailto:sustainability@eastdunbarton.gov.uk)  
Post: Sustainability Policy  
Place, Neighbourhood and Corporate Assets  
East Dunbartonshire Council  
Broomhill Industrial Estate  
Kilsyth Road  
Kirkintilloch  
G66 1TF

Another option for submitting views is through our Representation Form located at the following address [www.eastdunbarton.gov.uk/LDP2](http://www.eastdunbarton.gov.uk/LDP2).



### Key Stages of SEA

The key SEA stages carried out in the preparation of the LDP2 include:

**Scoping:** This is the process by which details for the Environmental Report were determined. Through the Scoping Report the level of detail and the consultation period was determined for the Environmental Report and followed by a consultation with the appropriate Consultation Authorities.

**Environmental Assessment:** The Environmental Report documents the environmental assessment of the LDP2. The assessments of the relevant components were carried out in parallel to the development of the Plan. This helped the policy-maker to refine the Plan in order to avoid or mitigate the negative environmental impacts and to further enhance the positive environmental impacts.

**Post-Adoption Statement:** The Post-Adoption Statement will demonstrate how the findings of the SEA have been taken into account in the adopted LDP2. In accordance with the Environmental Assessment (Scotland) Act 2005, the Post-Adoption Statement will highlight:

- How the environmental considerations have been incorporated into the LDP2;
- How the findings of the Environmental Report have been taken into account;
- How opinions expressed, from both the Community and Consultation Authorities during the consultation of the Environmental Report have been taken into account;
- The reasons for choosing the LDP as adopted in light of other reasonable alternatives; and,
- The measures to be taken to monitor the significant effects of the implementation of the Plan.

The purpose of SEA is to inform the development process of the LDP2. The assessment identified, described and evaluated the likely significant negative and positive environmental effects of the LDP2, including any alternatives. This was beneficial in order to reduce, avoid or mitigate any potential environmental impact and further enhance any potential positive impacts. This Environmental Report presents the final results of the SEA for the Plan. It also establishes a monitoring framework and measures to mitigate any adverse impacts that may occur as a result of the strategic document.

### Summary of Environmental Report

The Local Development Plan 2 (LDP2) is prepared under the provisions of the Planning etc (Scotland) Act 2006; the Town & Country Planning (Scotland) Act 1997 (as amended); Development Planning (Scotland) Regulations 2008; the National Planning Framework 3; the Glasgow and Clyde Valley Strategic Development Plan: Clydeplan and will replace the East Dunbartonshire Local Development Plan on adoption.

The East Dunbartonshire Council LDP2 requires to undergo a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment (Scotland) Act 2005. SEA is a systematic process for considering the significant environmental impacts arising from the LDP2 produced by the Council. It is a beneficial and thorough assessment process which ensures that environmental considerations are taken into account at an early stage in the LDP2 preparation process, to ensure development takes place in the most appropriate locations with the minimum environmental impacts.

SEA is an integral part of, and will be taken into account throughout, the LDP2 process. At key stages, the public will be able to comment on the environmental assessment and all comments will be taken on board. The public will be able to see how their comments have influenced the SEA process, as SEA requires the environmental assessment and Local Authority decision-making to be completely transparent and accountable.

The Local Development Plan 2 represents the view of the Council and sets out a long-term plan for development across East Dunbartonshire. It sets out a land use strategy for East Dunbartonshire in order to deliver the Community Planning Partnership's Local Outcomes Improvement Plan. The planning policies in this document are intended to improve the quality of East Dunbartonshire as a place to live, work and visit. This Plan reflects the Council's desire to create high quality places for residents to live, facilitate sustainable economic growth and the development of our town centres, maximise our tourism and business potential, as well as protect and enhance the quality of our local historic, natural and water environment. It also ensures that essential infrastructure for energy, broadband, minerals and waste is provided.

Through the Main Issue Report and Proposed Plan Environmental Reports, an 'alternative' set of policy options has also been developed and considered, which allows for a better understanding of the Council's preferred options and policy direction of for the LDP2. The Environmental Report was prepared for consultation with the general public and key agencies and statutory Consultation Authorities (Scottish Environment Protection Agency (SEPA), Scottish Natural Heritage (SNH) and Historic Environment Scotland (HES)).



Section 1: Key Facts	This section provides some key facts about the LDP2 including a brief summary regarding the content.
Section 2: Strategic Action Context	This section provides an overview of the LDP2 and the environmental issues it is anticipated to address. In addition, this section provides the environmental baseline data collected and used to assess the LDP2.
Section 3: Assessment of Environmental Effects	This section outlines how the SEA process incorporates the identification of reasonable alternatives; assessment methodology, assessment process and findings regarding each element of the Plan and the influence of the SEA on the LDP2.
Section 4: Mitigation and Monitoring	This section sets out the mitigation measures and monitoring framework for the LDP2 and ER.
Section 5: Statutory Consultation and SEA Timetable	This section outlines the consultation dates and procedures and the timeline for the LDP2 and SEA documentation.
Appendix A: Influence of key legislation & PPS	This appendix lists key legislation, plans, programmes, policies and strategies that influence or are influenced by the LDP2.
Appendix B: Consultation Responses to the MIR Environmental Report	This appendix highlights the points and recommendations raised by the Consultation Authorities during the consultation of the MIR and Environmental Report and how they have been addressed within the Environmental Report for the Plan.
Appendix C: SEA Policy Assessment Criteria and Questions	This appendix outlines the chosen assessment methodology for the issues and policy framework.
Appendix D: SEA Site Assessment Criteria and Questions	This appendix outlines the chosen SEA assessment methodology for all proposal sites.
Appendix E: Policy Assessments	This appendix includes the assessment of the policy framework and all reasonable alternatives.
Appendix F: Community Policy Cumulative Site Assessments	This appendix includes an assessment matrix for each Community Area to illustrate the cumulative impacts of housing sites, business and employment sites and existing sites on each area.
Appendix G: SEA Site Assessments for Consented & Windfall Sites	This appendix includes the individual SEA site assessment for sites with planning consent (including windfall sites) in order to be included as part of the baseline data for the impacts of the Plan.
Appendix H: Business and Employment Sites	This appendix includes the assessment of vacant or partially vacant Business and Employment Sites.
Appendix I: LDP1 Site Assessments (carried forward)	This appendix includes those sites which were assessed as part of LDP1 and the allocations have been carried forward into LDP2 and didn't qualify for re-assessment.
Appendix J: Cumulative Policy Assessments	This appendix includes an assessment matrix to illustrate the cumulative impacts of the preferred policy framework identified for the LDP2.
Appendix J: Cumulative Site Assessments Area-wide	This appendix illustrates the cumulative impacts of the preferred site allocations for each Community Area to illustrate the site impacts for the whole plan.

### Section 1: Key Facts

#### 1.1. Key Facts relating to the Local Development Plan 2

Responsible Authority	East Dunbartonshire Council
Title of PPS	Local Development Plan 2
Purpose of PPS	The purpose of the East Dunbartonshire Local Development Plan 2 is to set out the policy framework and a spatial strategy for the assessment of future developments in East Dunbartonshire based on a comprehensive assessment of economic, environmental, social and other material constraints.
What prompted the PPS	Legislative provision through the Planning etc (Scotland) Act 2006.
Subject	Development Planning
Period covered	2022 – 2027
Frequency of updates	5 yearly, Note – this will be subject to the review of planning legislation, when this becomes law.
Area covered by PPS	East Dunbartonshire Council area and not restricted to specific settlements or areas.
Summary of nature/ Content of the PPS	The East Dunbartonshire Local Development Plan 2 is a spatial strategy based on the Glasgow and Clyde Valley Strategic Development Plan’s wider environmental framework for the development across the area which focuses on the principles of a low carbon economy, of competitiveness and growth based on sustainable development and emphasis on the key future economic role of the city-region’s environment. The East Dunbartonshire Local Development Plan 2 will build on these principles and develop a plan that conforms to these principles and meets the aims and objectives of for example, East Dunbartonshire Local Outcomes Improvement Plan, Local Housing Strategy, Economic Development Strategy and Local Transport Strategy. This will be presented by maps of the area and a written statement setting out the key policies and proposals of the East Dunbartonshire Local Development Plan 2. Consideration will be given to minor proposals and detailed policies relating to development management and presented through Supplementary Planning Guidance.
Proposed/draft outcomes	To provide a land use strategy for the Council which: <ul style="list-style-type: none"><li>• Delivers the land use requirements of the Local Outcomes Improvement Plan</li><li>• Acts a framework for the determining of planning applications.</li><li>• Operates within a statutorily defined framework</li></ul>



### Section 2: Strategic Action Context

#### 2.1. Relationship with other Plans, Programmes and Strategies

There are a number of other strategies and plans internationally, nationally, regionally and locally that the LDP2 needs to be integrated with. The following list sets out the primary related legislation and documents. **Figure 1** shows a diagrammatic representation which is useful for demonstrating relationships between documents, although it does not include every one of the plans listed.

##### International

- Rio Declaration 1992
- Johannesburg Declaration 2002
- Paris Climate Agreement 2016

##### National

- Scottish Government National Outcomes
- Town and Country Planning (Scotland) Act 1997
- Planning etc. (Scotland) Act 2006
- Reforming the Planning System
- National Planning Framework 3
- Land Use Strategy for Scotland
- Climate Change (Scotland) Act 2009
- Scottish Planning Policy (updated 2014)
- Community Empowerment (Scotland) Act 2015
- 2020 Challenge for Scotland's Biodiversity
- Scotland's Economic Strategy 2015
- National Transport Strategy 2020: Protecting our Climate and Improving Lives
- Land Reform (Scotland) Act 2016
- Making More of Scotland's Land: Scottish Land Commission: Our Strategic Plan 2018 – 2021
- Scottish Canals Heritage Strategy 2013-38
- Scottish Forestry Strategy 2019 – 2029
- Scottish Government, Designing Streets, 2010
- Scottish Government, Creating Places, 2013
- Historic Environment Policy for Scotland (HEPS) 2019
- SEPA Scotland River Basin Management Plan 2
- SEPA Climate Change Allowances for Flood Risk Assessment in Land Use Planning Guidance (2019)
- The Government's Programme for Scotland

##### Regional

- Clydeplan: Glasgow & Clyde Valley Strategic Development Plan 2017
- Clydeplan Supplementary Guidance Forestry and Woodland Strategy (emerging)
- Glasgow and Clyde Valley Housing Need and Demand Assessment
- Regional Transport Strategy 2008-2021 – A Catalyst for Change
- Regional Economic Strategy 2017 – 2035
- Glasgow City Region Economic Action Plan February 2017
- Frontiers of the Roman Empire World Heritage Site: Antonine Wall Management Plan
- SEPA Glasgow & Loch Lomond Flood Risk Management Strategy

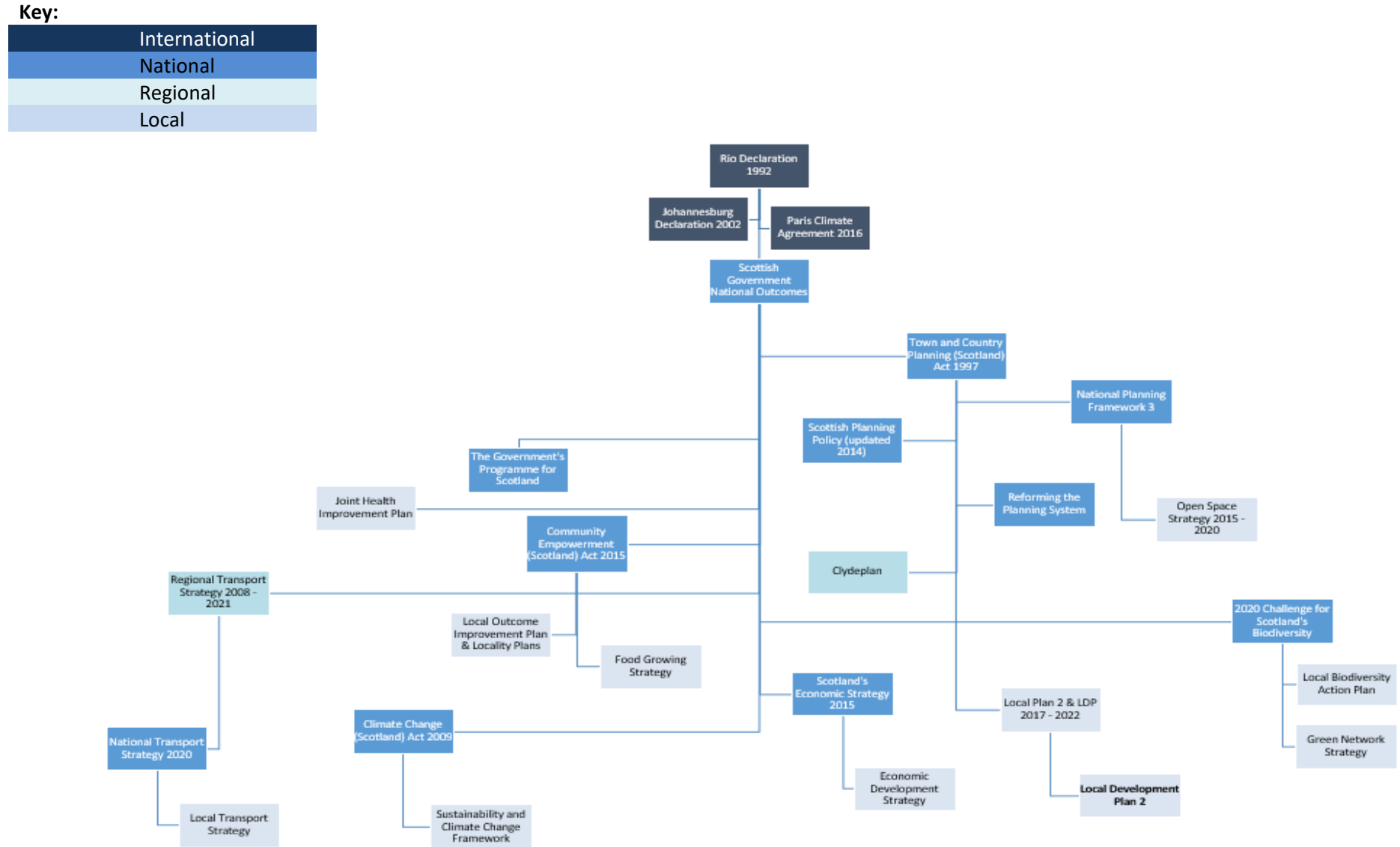
##### Local

- East Dunbartonshire Community Planning Partnership Local Outcome Improvement Plan (LOIP) and Locality Plans
- Local Development Plan 2017 – 2022
- Open Space Strategy 2015 – 2020
- Green Network Strategy 2017 – 2022
- Local Biodiversity Action Plan 2017 – 2021
- Food Growing Strategy (emerging 2020)
- Sustainability and Climate Change Framework 2016
- Local Transport Strategy 2020 – 2025
- Active Travel Strategy 2015 – 2020
- Strategic Housing Investment Plan (SHIP)
- EDHSCP Joint Health Improvement Plan 2018 – 2021
- Economic Development Strategy 2017 – 2020
- Town Centre Strategies for Bearsden, Bishopbriggs, Kirkintilloch and Milngavie
- Local Housing Strategy
- Culture, Leisure and Sport Strategy 2016 – 2021 & associated Sports Pitches Strategy
- East Dunbartonshire Climate Change Adaptation Strategy (Emerging)

2.1.1 Cross-boundary effects with neighbouring authorities will be considered through the integration of the LDP2 along with the consideration of Plans and Strategies produced by the neighbouring authorities.

2.1.2 **Appendix A** lists key legislation, plans, programmes, policies and strategies that influence or are influenced by the LDP2. This list includes documents that refer to international, European Community, and national environmental objectives; regional and local objectives. Their content, where appropriate, has been used to inform the environmental objectives for the SEA of the Plan.

Figure 1: Interrelationship of the LDP2 with Other Plans, Programmes and Strategies





2.1.3 The Environmental Protection Objectives that are contained within international, European, UK and Scottish legislation, as well as national guidance which are considered to be of the greatest relevance to the LDP2 were taken into account when preparing the Plan. These are set out in [Appendix A](#).

## 2.2 Baseline Environmental Data

2.2.1 The early stages of SEA, such as describing the baseline, identifying environmental problems/issues and analysing the links and relationships between other strategic actions, should be carried out concurrently and they should inform each other throughout the process. This approach has been adopted as part of the LDP2 SEA.

2.2.2 In order to measure the significant environmental effects of these strategic actions the current state of the environment must be known. East Dunbartonshire Council have gathered information to provide the current state of the environment, or an Environmental Baseline, utilising GIS mapping where possible, to show the geographical location and scale of key environmental designations and assets. The potential effects (including, cumulative, secondary and synergistic effects) of the information contained within the LDP2 and their alternatives have been measured against this baseline.

2.2.3 For the purposes of this Environmental Report, a broad summary of baseline environmental information has been collated. [Table 1](#) below summarises the main baseline environmental features.

2.2.4 [Table 1](#) contains a broad summary of the baseline environmental information which has been collated and also includes the SEA objectives used for the assessment. These have been developed taking into account the summary baseline data. The SEA Objectives were used to assess the Plan and they provide the basis for the development of the assessment questions and monitoring indicators.

Table 1: Environmental Baseline Data

Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
<p><b>Population &amp; Human Health</b></p>	<p>East Dunbartonshire has a total population of 108,330 (2018); Population Projections forecast that the population of East Dunbartonshire will be 110,045 by 2039 (+5.0% compared to 2014).</p> <p>East Dunbartonshire has an ageing population. This is highlighted through the population projections that by 2039 East Dunbartonshire’s 75+ population will be 17,933 (+103.8% from 2014), and a projected population change of +4.4% of under 16 age group in comparison to the 2014 population.</p> <p>Areas of Hillhead, Lennoxton and Auchinairn are in the most deprived 20% in Scotland (SIMD 2016). Twechar is also considered to be an area of socio-economic disadvantaged. Each of these localities have a Locality Plan as outlined in the Local Outcome Improvement Plan (LOIP).</p> <p>Generally the health of the residents of East Dunbartonshire is good with nearly 73% of the residents being generally healthy, in comparison to the average of Scotland (68%) according to the 2001 census. The level of residents found to be in general health status of ‘not good’ within East Dunbartonshire and Scotland was 8% and 10% respectively.</p> <p>In East Dunbartonshire, 63.8% of residents walk as a means of transport 1+ days a week compared to 36.2% who don’t walk for transport at all. 65.9% of residents walk for pleasure or to keep fit 1+ days a week compared to 34.1% who don’t walk for pleasure or to keep fit at all (2016).</p> <p>62% of households have no access to bicycles, compared to 13% of households who have access to one bicycle, 16% of households who have access to two bicycles and 9% of households who have access to three or more bicycles. Ownership of 2 or more bicycles is higher than the Scottish national statistics (2018).</p> <p>At the peak of lockdown due to the Covid-19 pandemic cycle traffic on the A81 was up 176%; as of w/c 6 July 202 cycle traffic on the A81 was up 94%. This is based on data between w/c 6 July 2019 and w/c 6 July 2020.</p>	<p>Population, health and employment statistics</p> <ul style="list-style-type: none"> <li>– National Records for Scotland</li> <li>– 2011 Scottish Census</li> <li>– Nomis 2019 Local Authority Labour Market Profile</li> </ul> <p>SIMD 2020</p> <p>Open Space Audit and Strategy</p> <p>East Dunbartonshire Food Growing Strategy (emerging)</p> <p>East Dunbartonshire Green Network Strategy</p> <p>East Dunbartonshire Local Outcome Improvement Plan</p> <p>East Dunbartonshire Core Path Plan</p> <p>Central Scotland Green Network</p> <p>National Walking and Cycling Network (NWCN)</p> <p>Transport and Travel in Scotland</p>	<p>To improve human health and community wellbeing</p>

## Environmental Report

Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
	<p>The percentage of economically active people living in East Dunbartonshire is 77.5% (April 2019 – March 2020) (approximately 2% decrease since the following year) of which only 2% of the population are unemployed; however, this percentage is still higher than the Scottish national average at 77.1%. Of this total in East Dunbartonshire, 80.3% of economically active people are male and 75.0% female.</p> <p>Current community food growing assets:</p> <ul style="list-style-type: none"> <li>• Rosebank Allotment – Kirkintilloch</li> <li>• Torrance – Demonstration Garden</li> <li>• Twechar – community growing spaces</li> <li>• Hillhead Housing Association – Garden and Friars Croft Orchard</li> </ul> <p>There are 6 Strategic Green Network Assets in the area: including Mugdock Country Park and Milngavie Reservoirs and 6 Green Network Strategic Access Links, including the long distance paths of the West Highland Way and John Muir Way.</p>	<p>Transport Scotland Covid-10 Transport Trend Data July 2020</p>	
<p><b>Cultural Heritage</b></p>	<p>East Dunbartonshire has: -</p> <ul style="list-style-type: none"> <li>• 1 UNESCO World Heritage Site; Antonine Wall. A buffer zone has been identified around the Wall to help protect its setting, in Supplementary Planning Guidance.</li> <li>• 40 Scheduled Monuments. In particular the Forth &amp; Clyde Canal is made up of a series of Scheduled Monuments.</li> <li>• 176 Listed Building, including five bridges, five mileposts, one horse trough and Milngavie Railway Station. The Luggie Water Aqueduct and Bridge, Kirkintilloch, is Category A.</li> <li>• 15 Conservation Areas (4 of which are designated as outstanding)</li> <li>• 21 Townscape Protection Areas</li> </ul>	<p>Historic Environment Scotland (2020)</p> <p>Sites and Monuments Record (SMR)</p> <p>East Dunbartonshire Council</p> <p>United Nations Educational, Scientific and Cultural Organisation – World Heritage Site Designation</p> <p>Scottish Natural Heritage</p> <p>Scottish Canals Heritage Strategy 2013-38</p>	<p>To protect, conserve and, where appropriate, enhance the historic environment</p>



## Environmental Report

Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
	<ul style="list-style-type: none"> <li>1 site – Milngavie Reservoirs – is recognised as a national Garden and Designed Landscape. 30 such sites have also been identified as having local value.</li> <li>There are 9 buildings in the area identified in the Buildings at Risk Register.</li> </ul> <p>It is important to recognise and consider non-designated heritage assets as part of the assessment process.</p>	Buildings at Risk register for Scotland	
<p><b>Biodiversity, Flora and Fauna</b></p>	<p>East Dunbartonshire has: -</p> <ul style="list-style-type: none"> <li>4 Sites of Special Scientific Interest (SSSI)</li> <li>2 Regional Scenic Areas</li> <li>77 Local Nature Conservation Sites (LNCS) with biodiversity value (14 new ones proposed)</li> <li>34 LNCS with geodiversity value</li> <li>356 Tree Preservation Orders</li> <li>3 Local Nature Reserves (LNR) which include Merkland LNR, Lenzie Moss LNR and Kilmardinny Loch.</li> <li>An identified green network in particular 8 Green Network Habitat Links, including the River Kelvin and its tributaries.</li> </ul> <p>There are a number of Protected Species identified in East Dunbartonshire (including those with former Species Action Plans, priority species and lesser priority species). This includes species such as Otters, Badgers and Water Vole.</p> <p>Several Invasive Non-Native Species (INNS) have been identified in East Dunbartonshire.</p> <p>Woodland in East Dunbartonshire:</p>	<p>Priority Species and Habitats.</p> <p>Regionally and locally designated sites.</p> <p>Record areas and levels of planting</p> <p>Results of the review of LNCS and Important Wildlife Corridor designations detailed in EDC's Natural Environment Planning Guidance</p> <p>EDC Local Biodiversity Action Plan</p> <p>Scottish Natural Heritage (2020)</p> <p>Native Woodland Survey of Scotland report for East Dunbartonshire, October 2010</p> <p>SNH Protected Species data</p> <p>East Dunbartonshire Green Network Strategy 2016-2021</p>	<p>To protect, enhance, create and, where necessary, restore biodiversity and encourage habitat connectivity</p>

## Environmental Report

Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
	<ul style="list-style-type: none"> <li>Native woodland in East Dunbartonshire comprises 22.1% of the total woodland area (4.8% of the total land area).</li> <li>95ha of woodland is present on ancient woodlands, which makes up 34% of native woodland</li> <li>The main native woodland types in East Dunbartonshire are lowland mixed deciduous woodland (34%), wet woodland (25%) and upland birchwoods (21%).</li> </ul> <p>EDC's Green Network Strategy details supporting local actions and strategic green network assets and opportunities including the Campsie Fells, Glazert Valley, River Kelvin, Forth and Clyde Canal and Mugdock Country Park.</p>	<p>Scottish Ancient Woodland Inventory</p> <p>Native Woodland Survey of Scotland).</p> <p>Semi-Natural Woodland Inventory</p> <p>Mugdock Country Park</p>	
<p><b>Soil and Geology</b></p>	<p>Despite three quarters of the land in East Dunbartonshire being utilised for agricultural processes, the district has a small percentage (5%) of prime agricultural soil.</p> <p>Currently East Dunbartonshire has not designated any areas of land as contaminated land as defined in the Environmental Protection Act 1990. However, a list of potential contaminated sites has been created based on previous land use. On this list 626 potentially contaminated sites (to varying degrees of contamination) have been identified.</p> <p>There are currently 31 Vacant and Derelict Land within East Dunbartonshire with a total area of over 80 hectares.</p> <p>East Dunbartonshire also has 1 RIGS (Regionally Important Geological or Geomorphological Site) at Clachan of Campsie. It has 36 sites representing geological diversity, and 34 are recommended as Local Geodiversity Sites (LGS).</p> <p>There are varying levels of identified peatland and carbon-rich soils in East Dunbartonshire including:</p> <ul style="list-style-type: none"> <li>Class 1, 3, 4 and 5 across the Campsie Fells</li> <li>Class 3 predominantly in the Kilpatrick Hills</li> <li>Areas of Class 1 and 5 including High Moss</li> <li>Class 3, 4 and 5 around Lennox Forrest</li> <li>Areas of Class 4 in Kirkintilloch, Torrance and Twechar</li> </ul>	<p>EDC Local Development Plan</p> <p>Scottish Vacant and Derelict Land Survey 2019</p> <p>James Hutton Institute</p> <p>Scottish Natural Heritage</p> <p>British Geological Survey</p> <p>UKRIGS (Regionally Important Geological or Geomorphological Site)</p> <p>SNH Carbon and Peatland Map 2016</p>	<p>To maintain or improve soil quality, prevent any further degradation of soils and conserve recognised geodiversity assets.</p>

## Environmental Report

Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
<p style="text-align: center;"><b>Landscape</b></p>	<p>East Dunbartonshire’s landscape is diverse in terms of character and land uses. The district is characterised by five main types of landscape character: Drumlin Foothills; Rolling Farmland; Broad Valley Lowland; Rugged Moorland Hills; and urban areas.</p> <p>The topography of East Dunbartonshire is generally low lying, undulating land with the exception of the two Local Landscape Areas; the Campsie Fells and the Kilpatrick Hills to the North and West of the district respectively.</p> <p>There are 5 Local Landscape Areas (LLA) within East Dunbartonshire Council’s boundary, including:</p> <ul style="list-style-type: none"> <li>-The Campsie Fells LLA</li> <li>- Glazert Valley LLA</li> <li>- Bardowie, Baldernock and Torrance LLA</li> <li>- Kilpatrick Hills LLA</li> <li>- Bar Hill LLA</li> </ul> <p>East Dunbartonshire has a total of 973.46 hectares of urban open space; the greatest proportion of which is classified as semi-natural greenspace and Regional Greenspace.</p> <p>The green belt is a Development Plan policy which covers the East Dunbartonshire area, with the exception of the upland areas; its objectives include maintaining the character and distinctiveness of the areas settlements.</p>	<p>British Geological Survey</p> <p>UKRIGS (Regionally Important Geological or Geomorphological Site)</p> <p>Glasgow &amp; Clyde Valley Landscape Character Assessment, 1999</p> <p>EDC Local Development Plan</p>	<p>To protect and enhance landscape character, local distinctiveness and promote access to the wider environment.</p>
<p style="text-align: center;"><b>Water Quality</b></p>	<p>The main watercourses within East Dunbartonshire are the River Kelvin, Glazert Water, Allander Water, Luggie Water, Forth and Clyde Canal and Bothlin Burn. East Dunbartonshire also has two reservoirs in Milngavie and a number of other small dams in various locations throughout East Dunbartonshire, which are of significant value to the surrounding area.</p> <p>There are a number of water bodies in East Dunbartonshire will varying levels of ecological status (2008 data). These are listed below. All of the water bodies are aiming for good ecological status by 2027.</p> <ul style="list-style-type: none"> <li>- River Kelvin (to its confluence with the Glazert Water) – Bad</li> <li>- River Kelvin (from the confluence with the Glazert to the EDC boundary) – Poor</li> </ul>	<p>River Basin Management Plan for the Scotland River Basin District 2015-2027</p> <p>Local water quality data</p> <p>Drinking water quality</p> <p>SEPA – RBMP Data</p> <p>East Dunbartonshire Council Local Biodiversity Action Plan</p>	<p>To prevent deterioration and, where possible, enhance the water environment.</p>

## Environmental Report

Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
	<p>- River Carron (source to EDC boundary) – Poor                      - Allander Water – Poor                      - Glazert Water/Finglen Burn – Moderate                      - Luggie Water – Moderate                      - Broad Burn – Bad                      - Bothlin Burn – Moderate                      - Craigmaddie Burn – Moderate                      - Kirk Burn – Good                      - Stand Burn/Park Burn – Poor                      - Forth and Clyde Canal – Good</p> <p>The ecological status of groundwater sources applicable to East Dunbartonshire are as follows:</p> <ul style="list-style-type: none"> <li>• Clydebank: good</li> <li>• Kilpatrick: good</li> <li>• Lennoxton: poor</li> <li>• Denny: poor</li> <li>• Carron and Touch: good</li> <li>• Campsie: good</li> <li>• Kirkintilloch: poor</li> <li>• Glasgow and Motherwell: poor</li> <li>• Kelvin Sand and Gravel: good</li> <li>• Clydebank Sand and Gravel: good</li> </ul> <p>*Flooding is discussed in Climatic Factors</p>		
<p style="text-align: center;"><b>Air Quality</b></p>	<p>A significant concern for air quality in East Dunbartonshire is transport which is the main contributor of air pollutants such as NO<sub>2</sub> (nitrogen dioxide) and PM10 (particulates).</p> <p>The busiest routes that are of concern in relation to air quality within East Dunbartonshire are the A803 and B812 in Bishopbriggs; the A81 through Milngavie; and the A809 and A739 through Bearsden.</p> <p>There are currently two Air Quality Management Areas (AQMA) declared within East Dunbartonshire, Bishopbriggs and Bearsden Cross, both of which were declared an AQMA after several years of exceeding national NO<sub>2</sub> and PM10 objective levels.</p>	<p>Air Quality statistics for major routes and settlements within east Dunbartonshire.</p> <p>Rail patronage and bus services and frequencies – see climatic factors below.</p> <p>East Dunbartonshire Council</p> <p>National Air Emissions Inventory</p>	<p>To prevent deterioration and, where possible, enhance air quality</p>



## Environmental Report

Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
	<p>Bearsden Cross experienced a maximum daily average of 81 µg/m<sup>3</sup> of NO<sub>2</sub> and 59 µg/m<sup>3</sup> of PM10 in 2019</p> <p>Bishopbriggs experienced a maximum daily average of 85 µg/m<sup>3</sup> of NO<sub>2</sub> and 61 µg/m<sup>3</sup> of PM10 in 2019.</p> <p>217 million vehicle kilometres were travelled on A Roads in East Dunbartonshire in 2018. 371 million vehicle kilometres were travelled on all other roads in East Dunbartonshire in 2018. This gives a combined total of 588 million vehicle kilometres travelled throughout East Dunbartonshire in 2018</p> <p>The latest figures show that 39.6 thousand tonnes of petrol and diesel was consumed by vehicles in East Dunbartonshire in 2017.</p> <p>At the peak of lockdown (Covid-19 pandemic) (w/c 2 March 2020), road traffic on the A81 was down 62% from pre-Covid levels. By w/c 6 July 2020, road traffic levels were down 16%.</p> <p>Allocation of sustainable located development sites is a particular aim of the LDP2. Specific assessment criteria has been integrated into the proposal assessment methodology to ensure that this plays an important role in improving air quality levels throughout East Dunbartonshire. (Additional baseline data to be collected utilising the proposal assessment data). Monitoring indicators introduced to highlight the success of this measure to track the allocation of proposals which are sustainably located.</p>	<p>Scottish Government</p> <p>DEFRA</p> <p>Scottish Transport Bus and Coach Statistics No. 32, 2013</p> <p>Local Transport Strategy 2013 – 2017</p> <p>Scottish Air Quality statistics – 1 January to 31 December 2019</p>	
<p><b>Climatic Factors</b></p>	<p>A significant source of carbon dioxide in East Dunbartonshire is attributable to vehicular transport emissions, which contributes towards climate change, although the largest proportion of CO<sub>2</sub> emissions is attributable to domestic emissions with 182 kt CO<sub>2</sub> emissions</p> <p>Travel:</p> <ul style="list-style-type: none"> <li>The level of public transport access varies across the area. Kirkintilloch is served by bus services that provide access to towns and villages in East Dunbartonshire and adjacent local authorities such as Glasgow.</li> </ul>	<p>Flood Risk Assessments.</p> <p>Flood defences.</p> <p>Emissions levels within East Dunbartonshire - Local Authority territorial CO<sub>2</sub> emissions estimates 2005-2018 (kt CO<sub>2</sub>) - Full dataset</p>	<p>To contribute towards the reduction of Scottish greenhouse gas outputs in line with Government targets.</p> <p>To reduce overall flood risk by ensuring new development is not at flood risk and it doesn't add to the risk elsewhere. For</p>

## Environmental Report

Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
	<p>However, there are areas that do not have services that are frequent or operate out-with peak travel periods and daytime hours.</p> <ul style="list-style-type: none"> <li>• Rail patronage across the 6 stations in East Dunbartonshire has increased on average by 1.8% from the period 2017/18 to 2018/19; however, accessibility to such services means there is a significant reliance on car-based travel in the area.</li> <li>• The frequency of bus usage in general has decreased slightly from 2017 to 2018, although 7% (+1% on 2017 levels) of residents used local bus services every day, or almost every day, and 9% (+2.7% on 2017 levels) 2 or 3 times per week in 2018.</li> <li>• Traffic levels have decreased during recent years from the particularly high volumes experienced during the mid-2000s. This may be a result of the economic downturn.</li> <li>• In 2018, 86% of households in East Dunbartonshire had access to at least 1 car.</li> <li>• Glasgow is a key attraction for both employment and high education opportunities for the population of East Dunbartonshire which increases the need for travel.</li> </ul> <p>CO2 emissions associated with the expenditure of energy from industrial/commercial (including agriculture) and domestic buildings accounts for 81.5 ktCO2 and 189.2 ktCO2 respectively in 2018. Such energy use has a significant impact on air quality.</p> <p>Flooding has been an issue in the Kelvin Valley for many years with the most recent flood events occurring in 1994, 2005 and 2019. The main areas of concern for potential flooding are the River Kelvin and its tributaries – the Allander, Glazert and Luggie Waters.</p> <p>East Dunbartonshire only has one operating landfill (Inchbelle Quarry, Kirkintilloch) but is only used for the disposal of inert materials, mainly construction materials. All household and commercial municipal waste is transferred to landfills in North Lanarkshire. Therefore, there is minimal methane produced from landfill within East Dunbartonshire to impact on climate change.</p>	<p>Flooding and storm information and events.</p> <p>Renewable energy potential.</p> <p>Scottish Government</p> <p>SEPA</p> <p>East Dunbartonshire Council</p> <p>UK Climate Impacts Programme</p> <p>Online Handbook of Climate Trends across Scotland 2006 (as updated) (SNIFFER Guidance)</p> <p>Scottish Household Survey 2013 (access to cars per household)</p> <p>Transport and Travel in Scotland</p> <p>SEPA Flood map</p> <p>Scotland's Climate Change Declaration 2018-19 Report (SSN; Keep Scotland Beautiful; EDC)</p> <p>Scottish Government UK local authority and regional carbon dioxide emissions national statistics: 2015</p>	<p>areas already at flood risk secure management measures.</p>

## Environmental Report

Environmental Receptor	Summary of baseline Environmental Data	Source of Data Collected	SEA Objectives
<p><b>Material Assets</b></p>	<p>East Dunbartonshire is supplied by various levels of transport infrastructure, through well serviced rail networks, bus routes encompassing the whole district and the various road networks that link settlements within East Dunbartonshire together with providing routes out with the district.</p> <p>There are 57km of A class roads, 47 km of B class roads and 34km of C class roads. There are 382 km of unclassified roads.</p> <p>East Dunbartonshire has a network of Core Paths and public open spaces which provide opportunities for recreation. Some of these also provide active travel routes from residential areas to services and businesses. These routes also support the CSGN Strategic Routes Network.</p> <p>Studies into housing requirements have indicated that East Dunbartonshire has one of the highest net needs for affordable housing, compared to other Scottish Local Authorities. The Local Development Plan and emerging Local Development Plan 2 identifies the location of new development proposals with potential for changes to transport infrastructure/routes.</p>	<p>Transport and infrastructure data.</p> <p>Core Path Network and Rights of Way.</p> <p>Walking and cycle routes</p> <p>Public open spaces and accessibility.</p> <p>Scottish Government</p> <p>East Dunbartonshire Council</p> <p>Transport Scotland</p> <p>SPT</p> <p>Local Development Plan for large scale development proposals.</p> <p>Central Scotland Green Network Strategic Routes Network</p>	<p>To promote the sustainable use of community assets, natural resources and material assets.</p>

2.3 Environmental Issues<sup>1</sup> for the Local Development Plan 2

2.3.1 The Environmental Report identifies the current environmental issues and problems that impact on East Dunbartonshire as a whole, utilising the information that has been identified through an analysis of the baseline environmental data to determine the potential environmental implications. When undertaking the assessment of the Plan, the Council will be able to predict whether the identified environmental problems and issues will worsen, stabilise or improve through the implementation of the Plan. The main environmental issues and problems facing East Dunbartonshire along with how the LDP2 has taken these into consideration during the production of the Plan are outlined in **Table 2** below.

Table 2: Environmental Issues

SEA Topic	Relevant Environmental Issues	LDP2 Considerations
<p><b>Population and Human Health</b></p>	<p>East Dunbartonshire has datazones which fall into the top 25% most deprived areas in Scotland; these datazones are located in Auchinairn, Hillhead and Harestanes, Lennoxton and Twechar.</p>	<p>Integration with Community Planning has been a key element of preparing the Plan. All of the datazones in East Dunbartonshire that fall into the 25% most deprived areas are subject to a Place Plan which has been prepared by the Council in conjunction with local communities and other community planning partners. Each Place Plan sets out the key issues and challenges for that community and how these will be overcome.</p> <p>The Plan takes a community approach to spatial planning by splitting the authority into seven community areas. This approach enables the policies in the plan to be tailored to the different needs and characteristics of each community, and for areas that contain datazones within the most 25% deprived in Scotland, the spatial elements of the Place Plan have been incorporated into policy. New development within the Place Plan areas will be expected to support the land use projects identified in each of the following policies in the Plan where appropriate:</p> <ul style="list-style-type: none"> <li>• Policy 3.P Auchinairn Place Plan</li> </ul>

<sup>1</sup> The term “environmental issues” is the name collectively given to air, water, soil, biodiversity, climatic factors, landscape, material assets, population and human health as well as cultural heritage (including architectural and archaeological heritage) in the EU Directive 2001/42/EC. In practice they are referred to as “SEA topics”.



SEA Topic	Relevant Environmental Issues	LDP2 Considerations
		<ul style="list-style-type: none"> <li>• Policy 4.P Hillhead and Harestanes Place Plan</li> <li>• Policy 5.P Lennoxton Place Plan</li> <li>• Policy 8.P Twechar Place Plan</li> </ul>
	<p>Some town centre environments within East Dunbartonshire are neglected, run down and in need of regeneration. Development and regeneration of these areas should consider the populations access to amenities and services while implementing good design principles and sustainable, active travel alternatives in order to link communities and residential areas.</p>	<p>The approach to town centres is based on the ‘town centre first principle’, as set out in Policy 14: Network of Centres and Retailing. In land use terms this means that the health of town centres must be placed at the heart of the decision making process. All significant footfall generating uses including retail, leisure and other key community services should therefore be directed to town centres as a priority before other locations are considered, ensuring that they are accessible to everyone. In addition, the policy introduces a new requirement to support healthy lifestyle choices by restricting uses that can have negative impacts on physical and mental health and wellbeing of local communities. Finally, relevant Community Area policies incorporate the actions contained within adopted town centre strategies which together aim to improve the overall health, condition and environmental quality of each town centre.</p>
	<p>Given the ageing population there is the potential for unsustainable economic position which can determine the different service needs.</p>	<p>The Council’s Planning Service, along with the Housing Service and Health and Social Care Partnership, have commissioned a research project into older peoples and specialist housing. The purpose of the research is to understand the particular issues faced in East Dunbartonshire as a result of the aging population and how these could be addressed. A holistic and coordinated approach will ensure that relevant services respond positively and consistently to the challenges posed by demographic aging. The research project has been approved by the Council and Health and Social Care Partnership and sets out a number of key recommendations.</p> <p>The planning system is a key vehicle in improving the supply of good quality homes that meet the needs and demands of older</p>

SEA Topic	Relevant Environmental Issues	LDP2 Considerations
		<p>people and those with specialist requirements. The existing Local Development Plan currently supports this agenda by encouraging the development of housing specifically for older people and by requiring a mix of different housing types and sizes in all new developments. Policy 12 Housing of the Plan builds upon this by seeking the following:</p> <ul style="list-style-type: none"> <li>• Further focus on delivering a more diverse range of housing sizes and types.</li> <li>• The need to provide 10% of units of all tenures as wheelchair accessible housing.</li> <li>• Introducing a requirement for sites within 400m walking distance of town and village centres to provide 50% of the units on site as smaller housing.</li> <li>• Wording enhancements to the current older peoples and</li> </ul> <p>The measures seek to increase the supply of housing suitable for older people, but will also benefit other demographic groups through the development of smaller housing and an increased turnover in the existing housing stock.</p> <p>In addition to the above requirements, Policy 24 Developer Contributions seeks to create a robust framework for requiring developer contributions relating to the impact of new housebuilding and care homes on primary healthcare, housing section setting out greater detail particularly in relation to the location of sites.</p>
	<p>The existing natural environment around settlements, including Kilpatrick Hills and Campsie Fells, can provide recreational opportunities for people which in turn can improve health and quality of life.</p>	<p>The protection and enhancement of the natural environment forms a cornerstone of Policy 17: Natural Environment. This policy requires that relevant developments will conserve and enhance the special qualities and overall integrity of Local</p>

SEA Topic	Relevant Environmental Issues	LDP2 Considerations
		<p>Landscape Areas, including the Kilpatrick Hills and Campsie Fells. Individual community area policies provide further detail on the key qualities of specific natural environment features within each area that must be protected and/or enhanced. This includes SSSIs, Local Nature Reserves, LNCSs and good quality soils. In addition, community area policies set out key tourism and visitor opportunities associated with these natural environment assets and establish a supportive policy framework for any proposals that would contribute towards these opportunities.</p>
<p><b>Cultural Heritage</b></p>	<p>There are a large number and variety of historic environment assets in East Dunbartonshire including the Antonine Wall (UNESCO World Heritage Site) and the Forth and Clyde Canal which require protection and management, but also contribute to East Dunbartonshire as a tourist destination. The role the historic environment plays in the distinctive local character and sense of place within East Dunbartonshire and its contribution to health and wellbeing and placemaking is also a key issue. Development proposals should take such protected sites into consideration with regards to the protection and setting while still encouraging appropriate access to such sites to the population.</p>	<p>The Plan largely continues the approach of the current LDP by setting out a presumption against any development that would adversely affect the setting, integrity or special qualities of any historic environment asset. This includes the Antonine Wall World Heritage Site, Listed Buildings, Conservation Areas, Townscape Protection Areas, Scheduled Monuments, Archaeological Sites and Gardens &amp; Designed Landscapes as set out in Policy 19: Historic Environment. Further guidance on the protection and enhancement of historic environment assets will be set out in refreshed planning guidance, including updated conservation area appraisals.</p> <p>Specific assets are identified in the individual Community policies, and the policy makes it clear that these must be considered as part of the development process in terms of their protection and/or enhancement. Policy 24: Developer Contributions provides further detail on the circumstances in which applicants will be expected to provide a financial contribution towards the historic environment.</p>
<p><b>Biodiversity, Flora and Fauna</b></p>		<p>Policy 17: Natural Environment of the Plan builds on the current LDP approach to protecting international, national and local</p>

SEA Topic	Relevant Environmental Issues	LDP2 Considerations
	<p>Development has the potential to have direct and indirect impacts on East Dunbartonshire’s wide range of designated and non-designated sites of ecological importance and European or National protected species. This is seen through a number of Local Nature Conservation Sites, Wildlife Corridors, Tree Preservation Orders and Local Nature Reserves. East Dunbartonshire also has 6 Sites of Special Scientific Interest (SSSI).</p>	<p>biodiversity assets by introducing a ‘no net loss’ requirement. This new requirement is intended to ensure that all development contributes positively to biodiversity and achieves no net loss of biodiversity through siting and design, avoiding and minimising any adverse impacts on habitats, species or network connectivity, either resulting from the development or as a result of the cumulative effects of development locally.</p> <p>As with the current LDP, Policy 17 incorporates the mitigation hierarchy, meaning that all development must first avoid any impact on biodiversity as a result of development, before considering how any impacts can be minimised or reduced. The last stage, compensation, must only be used as a last resort and only after options for avoidance and reduction have been fully considered. The use of the mitigation hierarchy during the design process must be evidenced and justification provided for where biodiversity losses cannot be avoided and/or reduced.</p>
	<p>River and canal corridors in East Dunbartonshire contribute significantly to wide ranging habitats and biodiversity. Many are artificially confined, lacking riverside woodland, and locally dominated by non-native invasive plant species, for e.g. the River Kelvin. The natural environment plays a considerable role in healthy lives and the attractiveness of East Dunbartonshire as an economic and habitable centre.</p>	
	<p>Biodiversity and habitats can be protected and/or enhanced by reducing, avoiding or providing appropriate mitigation where development will result in habitat disturbance, fragmentation or removal. With the integration of appropriate measures or mitigation into development this may enhance the connectivity of habitats and species.</p>	

SEA Topic	Relevant Environmental Issues	LDP2 Considerations
<p><b>Soil and Geology</b></p>	<p>There are a number of potentially contaminated land areas in East Dunbartonshire along with vacant and derelict land sites which are underutilised. The LDP should promote the appropriate remediation of potentially contaminated land within development proposals and the reuse of brownfield land over the development of green field alternatives, where appropriate.</p>	<p>Policy 24: Developer Contributions provides further detail on the level and type and compensation required where biodiversity loss is likely as a result of development. Again, it is made clear that compensation must only be used as a last resort and only after options for avoidance and reduction have been fully considered.</p> <p>The prioritisation of brownfield land over greenfield release is a key objective of the Plan and forms the basis of the Spatial Development Strategy. The SDS states that:</p> <p><i>“Prioritising the use of brownfield land and sites which become vacant and derelict, in urban areas, before greenfield release is important for the sustainability of East Dunbartonshire and the wider Glasgow City Region. Applicants must prove to the satisfaction of the Council that there are no suitable brownfield sites of a similar size that are available within the urban locality before new development on greenfield land is considered”.</i></p> <p>As part of the Plan preparation process, the Council has undertaken a comprehensive review of brownfield sites in East Dunbartonshire, incorporating vacant and derelict land sites. To support the prioritisation of these sites, they are identified within the individual community policy areas. Each site is designated a required use and includes a series of key requirements to guide any development proposal.</p>
	<p>The LDP should protect good quality soils from erosion or compaction, for their value to agriculture and woodland. Carbon-rich soils, such as peatland are an important resource in terms of carbon storage, natural drainage and flood alleviation which should be protected from disturbance through the LDP.</p>	<p>Policy 17: Natural Environment sets out a protective policy framework for good quality soils, including prime agricultural land, ensuring that development does not adversely impact on these resources. Similarly, peat and other carbon rich soils are afforded protection through Policy 17 and it is made clear that they must not be drained or disturbed by development. The community area policies provide further details of these at a</p>



SEA Topic	Relevant Environmental Issues	LDP2 Considerations
		<p>community level, including maps to show their extent and aid the development process. Finally, Policy 17 outlines the circumstances in which relevant key agencies (SNH and SEPA) must be consulted, and where a peatland management plan may be necessary.</p>
	<p>There are 36 sites identified as being geologically diverse, of which 34 have been assigned as Local Geodiversity Site (LGS). The area also hosts 1 RIGS (Regionally Important Geological or Geomorphological Site) and 1 SSSI of geological importance. The LDP has a role to play in ensuring the protection and conservation of these assets as well as avoiding impacts by ensuring that developments are considered in terms of their siting, density and design.</p>	<p>Policy 17 includes policy framework for the protection of geologically important sites. Specifically, it states that development that affects such sites will only be permitted where the overall geological value and the opportunities for learning and enjoyment of the site are not compromised. In addition, development should conserve and enhance locally designated sites to maintain and improve their geological learning value,</p> <p>The Community Policies provide details of designated geological sites at a community level, including relevant mapping to illustrate their location, while the Natural Environment Planning Guidance contains more detailed information on these designations.</p>
<p><b>Landscape</b></p>	<p>Through the LDP, the implementation of key principles relating to good design and strong sense of place within development projects can have a positive impact on the landscape and visual amenity of East Dunbartonshire, by enhancing and creating landscape features as integral parts of developments.</p>	<p>The importance of protecting East Dunbartonshire’s different areas of landscape value are addressed in Policy 17: Natural Environment. This policy states that:</p> <p><i>“Development will conserve and enhance the landscape character of East Dunbartonshire, including the landscape character types of rugged moorland hills, drumlin foothills, broad valley lowland and rolling farmlands. Landscapes will be managed to conserve and enhance landscape character”.</i></p> <p>It also makes clear that development must conserve and enhance the special qualities and overall integrity of Local Landscape Areas.</p>

SEA Topic	Relevant Environmental Issues	LDP2 Considerations
		<p>Specific Local Landscape Areas are identified within the relevant community area policies, including a summary of their respective qualities to help inform their protection, enhancement and management where required. Natural Environment planning guidance provides further details of designated areas and supports the policy.</p>
	<p>East Dunbartonshire hosts five Local Landscape Areas. These areas provide additional protection for the landscape value for East Dunbartonshire in terms of retaining local distinctiveness, landscape character of the area and conserving settlement patterns.</p>	
	<p>Multiple development projects, even of a relatively small-scale, can have a cumulative impact on East Dunbartonshire’s landscape character.</p>	
<p><b>Water Quality</b></p>	<p>Development proposals have the potential to result in direct or indirect water pollution, particularly when developments are in close proximity to water courses. Appropriate management measures should be promoted and integrated within development proposals during construction in order to reduce sediment deposition into watercourses.</p>	<p>The protection and enhancement of East Dunbartonshire’s water environment is addressed in Policy 18: Water Environment and Flood Risk. This policy recognises the Council’s responsibilities, under the European Water Framework Directive and Scotland River Basin Management Plan, to contribute towards the improvement of the water environment to good ecological status or potential. Specifically, it states that development and riverbank works must protect and improve the quality and ecological status of the water environment ensuring water bodies are maintained at, or enhanced to, a good or high condition.</p>
<p><b>Air Quality</b></p>	<p>Unacceptably high levels of air pollution can be harmful to the environment and human health. East Dunbartonshire currently has two designated Air Quality Management Areas (Bishopbriggs and Bearsden Cross). These are managed through</p>	<p>Policy 1 includes nine Plan Objectives. Objective A includes improving air quality.</p>

SEA Topic	Relevant Environmental Issues	LDP2 Considerations
	<p>Air Quality Management Plans. New developments have the potential to increase traffic levels, emissions and pollutants in the local area which can exacerbate existing air quality issues. The allocation of sustainably located development sites within the LDP along with the implementation of appropriate measures such as cultural changes and design alternatives within new developments can contribute to reducing these impacts.</p>	<p>Policy 9 – Climate Change, Sustainability and Energy Infrastructure includes that proposals will be assessed against renewable and low carbon energy criteria, specifically, their impact or contribution to transport infrastructure including road traffic and air quality.</p> <p>Policy 11 – Transport ensures that development should be directed to locations where in line with Scottish Planning Policy - the need to travel is reduced, there are already existing active travel routes and public transport services, and the effect on air quality is minimised. To assist with this a Transport and Air Quality Appraisal was carried out through the site assessment process to better understand the potential implications for air quality each site could have and including potential actions for mitigation where appropriate.</p> <p>Policy 11 also includes the requirement for development proposals to prioritise movement to/from the site in line with the Sustainable Travel Hierarchy. This therefore means that consideration must be given to sustainable modes before the private car to ensure walking, cycling, wheeling and public transport options are prioritised in the development planning and design process including through Policy 10 – Design and Placemaking. This approach was carried forward to the housing sites in each community policy by including key requirements to ensure the Sustainable Travel Hierarchy is delivered on and the effect on air quality is minimised/improved.</p> <p>Specific mention and attention is given to housing sites and overall implications for air quality in the Bearsden and Bishopbriggs community policies given the existence of Air</p>

SEA Topic	Relevant Environmental Issues	LDP2 Considerations
		<p>Quality Management Areas. All development in Bearsden and Bishopbriggs must therefore make particular focus on minimising adverse impacts on local air quality by ensuring sustainable access and travel to/from development is prioritised over vehicle traffic.</p> <p>Policy 11 also contains further requirements and information on air quality and includes that the Council will require developers to submit an Air Quality Assessment where developments are likely to have a significant impact on the natural, historic or community environments or existing Air Quality Management Areas. Further details on the consideration of air quality through the development management process is contained within the Air Quality Planning Guidance and further information on direct actions linked to the Air Quality Management Areas can be found in the respective Air Quality Action Plans for Bearsden and Bishopbriggs.</p>
<p><b>Climatic Factors</b></p>	<p>Domestic emissions account for the largest proportion of carbon dioxide in East Dunbartonshire, although emissions from transport account for the largest proportion of NO<sub>2</sub> and PM10 emissions. This contributes to the effects of climate change which include changing temperatures and rainfall patterns, and increased incidences of extreme weather events. The LDP can have an influence on reducing greenhouse gas emissions in a number of ways including through sustainable location of new development, promotion of active/sustainable travel, supporting energy efficiency in new development and support for renewable energy.</p>	<p>Policy 9 of the Plan – Climate Change, Sustainability and Energy Infrastructure – is a new policy that places significant new requirements on proposed developments. Its core aim is to ensure that all new developments are built to high sustainability standards and that climate change mitigation and adaptation are fully embedded in the design process. The policy incorporates the principles of the ‘energy hierarchy’, which includes specific expectations on reducing the demand for energy and standards to minimise carbon emissions. All qualifying development proposals must meet the Silver sustainability level as set out in Scottish Building Standards (apart from Social and Affordable housing which must meet the higher Gold standards). This is a step up from the current standard Bronze level, but is considered necessary if the</p>

SEA Topic	Relevant Environmental Issues	LDP2 Considerations
		<p>Council’s contribution towards national targets on carbon emissions are to be met. Applicants will be expected to provide evidence of this through submission of a ‘Sustainability and Energy Form’.</p>
	<p>Climate change has a direct link to flood risk. The SEPA Flood Risk Map has identified several locations within the East Dunbartonshire Council area which could have significant impacts on communities. Appropriate siting of developments and integration of LDP Policies can support sustainable flood management options and contribute to reducing localised flood risks.</p>	<p>The impact of climate change on flood risk is recognised and addressed through both Policy 9: Climate Change, Sustainability and Energy Infrastructure and Policy 18: Water Environment and Flood Risk. Policy 9 requires development that is subject to a flood risk assessment to accord with the climate change allowances set out in SEPAs ‘Climate change allowances for flood risk assessment in land use planning’ document (2019), as part of Climate Change Adaptation.</p> <p>Policy 18 requires the sustainable location and design of development as a way of ensuring sustainable flood risk management. It also incorporates the flood risk framework (as set out in SPP), stating that development proposals will be assessed against this, and that flood risk issues should be considered at an early stage of the design process. Finally, the policy contains six criteria relating to flood risk that proposals must demonstrate compliance with. This includes the precautionary principle, avoiding the flood plain, the use of SuDS, natural flood alleviation measures, formal flood protection measures and SEPA climate change allowances.</p>
<p><b>Material Assets</b></p>	<p>As a result of new developments in East Dunbartonshire, main roads are likely to suffer from increased traffic volumes and congestion as well as increased pressure on existing infrastructure and the potential for new infrastructure.</p>	<p>Policy 9 – Climate Change, Sustainability and Energy Infrastructure includes that proposals will be assessed against renewable and low carbon energy criteria, specifically, their impact or contribution to transport infrastructure including road traffic and air quality.</p>



SEA Topic	Relevant Environmental Issues	LDP2 Considerations
		<p>Policy 11 – Transport ensures that development should be directed to locations where in line with Scottish Planning Policy - the need to travel is reduced, there are already existing active travel routes and public transport services, and the effect on air quality is minimised. To assist with this a Transport and Air Quality Appraisal was carried out through the site assessment process to better understand how each site could potentially impact on the transport network. Sites which were remote from existing active travel and public transport networks and town centres and associated facilities were highlighted as increasing the need to travel with emphasis on private vehicular traffic. This information was used through the SEA/site assessment process in considering the merits and issues of each site.</p> <p>Policy 11 also includes the requirement for development proposals to prioritise movement to/from the site in line with the Sustainable Travel Hierarchy. This therefore means that consideration must be given to sustainable modes before the private car to ensure walking, cycling, wheeling and public transport options are prioritised in the development planning and design process including through Policy 10 – Design and Placemaking. This approach was carried forward to the housing sites in each community policy by including key requirements to ensure the Sustainable Travel Hierarchy is delivered on.</p> <p>In addition to the above requirements for the development site and surrounding areas, the Plan also includes a requirement for contributions to be received by the developer to ensure onward journeys on the main transport corridors are improved for sustainable modes. Policy 24 – Developer Contributions requires contributions towards the delivery of projects included within the Local Transport Strategy and Active Travel Strategy</p>

SEA Topic	Relevant Environmental Issues	LDP2 Considerations
		<p>for the A81 and A803/806 corridors. The objectives in both strategies focus on sustainable travel by walking, cycling and public transport and reducing vehicle mileage in East Dunbartonshire.</p>
	<p>There are a series of Core Path networks and open spaces in East Dunbartonshire which create recreational opportunities, promote active travel and provide a sense of community. These assets should be protected where possible as part of the LDP and open spaces created to compensate for any loss.</p>	<p>The core path network is considered and included in the key requirements for sites where the network runs close or through the site boundary. The key requirements in the community policies all require the development proposal to enhance and protect the core path network as well as ensuring direct access to the network from the development site where appropriate.</p> <p>Policy 1 ensures the protection of key walking and cycling routes, the Forth and Clyde Canal (National Cycle Route 754) and Strathkelvin Railway Path (National Cycle Route 755).</p> <p>Policy 9 – Climate Change, Sustainability and Energy Infrastructure includes that proposals will be assessed against renewable and low carbon energy criteria, specifically, their impact or contribution to tourism and recreation, including core paths, long distance walking routes and public access.</p>

### 2.4 Evolution of the Environment in the Absence of the Local Development Plan 2

2.4.1 The SEA process is also required to assess the likely impact on the environment if the LDP2 were not implemented. Development Plans are a part of the planning system in Scotland. The planning system guides future development and land use in the long term public interest.

2.4.2 Without an updated Development Plan covering East Dunbartonshire, it is likely that development would proceed in an ad hoc way with a lack of strategic focus on land use. However, this development would be uncoordinated and would be likely to respond to demand without due regard for the wider implications of such development. This could potentially lead to adverse environment impacts that could be avoided by the implementation of the LDP2.

2.4.3 If the current LDP was not updated or replaced two main scenarios could occur:

- Development would be constrained; once all land allocations for development in the current plan was developed, there would be no further allocations available to meet for future needs.
- Any additional development that took place over and above the agreed allocations in the current plan would likely to be piecemeal. There would be a lack of transparency to the decision-making process, and the public would lose their say in the process.

2.4.4 These scenarios could lead to adverse environmental impacts that would be avoided or reduced by the implementation of the LDP2.

## Section 3: Assessment of Environmental Effects

### 3.1. Assessment Framework

3.1.1 The Environmental Assessment (Scotland) Act 2005 requires the Environmental Report to assess and evaluate the likely significant impacts that the LDP2 will have on the environment. It is essential to SEA that the assessment process and reporting of the findings are unbiased, robust, objective, transparent and ultimately easy to follow and understand.

3.1.2 The assessment of the LDP2 will focus on the Policy Framework (Subject and Communities) and the allocation of Sites for certain categories of development. It should be noted that only the significant environmental impacts will be identified and assessed through the SEA process.

3.1.3 In addition to this, the assessment will evaluate the Plan as a whole in terms of the potential cumulative effects (direct, indirect, secondary and synergistic) associated with the implementation of the LDP2 from a policy and site-specific perspective. **Table 3** provides an assessment approach for each of the stages as part of the assessment framework.

Table 3: Assessment framework

Assessment Stage	Assessment Method
<b>Policy Framework</b>	The Policies identified, along with any reasonable alternatives, were assessed using the policy assessment criteria ( <b>Appendix C</b> ). The findings of this assessment process helped guide the refinement and improvement of the policy content taken forward into the Plan ( <b>Appendix E</b> ).
<b>Proposal Sites</b>	All new proposal sites were assessed using the agreed site assessment methodology ( <b>Monitoring Statement Appendix 8: Site Assessments</b> ) and then placed into the relevant package of sites to inform the proposed land allocations for each Community Area, which includes suggested SEA alterations, improvements or mitigation measures where necessary. Housing Consented/Windfall Sites ( <b>Appendix G</b> ) and Business and Employment Sites ( <b>Appendix H</b> ) have also been assessed and integrated into the relevant Community Area.
<b>Cumulative Assessments</b>	<p>The Policy Framework cumulative assessment was undertaken utilising the individual ratings for each individual site and collated to illustrate the policy impacts of the Plan as a whole (<b>Appendix J</b>).</p> <p>The site specific cumulative assessment for each community area was undertaken (<b>Appendix F</b>) and then combined to form the cumulative site impacts for the plan as a whole (<b>Appendix K</b>).</p>

### 3.2. Assessment Methodology

- 3.2.1 The SEA Directive requires the environmental effects of ‘reasonable alternatives’ to the strategic document to be identified, described and assessed where appropriate. The LDP2 has been assessed against the list of environmental issues set out in Schedule 3 of the Environmental Assessment (Scotland) Act 2005.
- 3.2.2 It also requires environmental assessments to consider the environmental objectives established at International, European Community and national levels that are relevant to the strategic document. During the Scoping stage of SEA, it was determined through the environmental issues that all of the environmental factors were likely to be significantly impacted by the LDP2 and therefore all were scoped into the assessment. The Consultation Authorities were in agreement with this level of scope, as expressed in their views following the consultation at the Scoping stage.
- 3.2.3 East Dunbartonshire Council has adopted a set of SEA Objectives and criteria questions for the environmental issues that were scoped into the assessment, shown in **Table 4**, which were derived from other legislation and Strategies (**Appendix A**). The criteria questions are used to guide the assessments of the policy framework and site-specific proposals (**Appendix C** and **D** respectively).

**Table 4: SEA objectives**

Environmental Factor	SEA Objectives
Population and Human Health	To improve human health and community wellbeing.
Cultural Heritage	To protect, conserve and, where appropriate, enhance the historic environment.
Biodiversity, Flora and Fauna	To protect, enhance, create and, where necessary, restore biodiversity and encourage habitat connectivity
Soil and Geology	To maintain or improve soil quality, prevent any further degradation of soils and conserve recognised geodiversity assets.
Landscape	To protect and enhance the landscape character, local distinctiveness and promote access to the wider environment.
Water Quality	To prevent deterioration and, where possible, enhance the water environment.
Air Quality	To prevent deterioration and, where possible, enhance air quality.
Climatic Factors	To contribute towards the reduction of Scottish greenhouse gas outputs in line with Government targets.
	To reduce overall flood risk by ensuring new development is not at risk of flood risk and it doesn't add to the risk elsewhere. For areas already at flood risk secure management measures.
Material Assets	To promote the sustainable use of community assets, natural resources and material assets.

### 3.3 Alternatives

**3.3.1** The development of East Dunbartonshire's LDP2 is a statutory requirement of the Planning etc (Scotland) Act 2006 and as such there is no reasonable alternative to the development of the Plan. However, there are alternatives as to how the strategic priorities, policy framework and allocation of sites within the LDP2 are delivered which have been considered and assessed within the MIR and Proposed Plan Environmental Reports.

**3.3.2** The Plan sets out a land-use strategy and policy framework to improve the quality of East Dunbartonshire as a place to live, work and visit. Within the Plan, East Dunbartonshire Council area has been divided up into community areas (groupings set out below). The policy framework and site-specific allocations for each community area have been assessed along with reasonable alternative scenarios (where provided) in order for the SEA process to identify and mitigate all significant environmental impacts and provide the planning service with the best environmental options. Through the assessment of the impacts of all alternatives, the Environmental Report, plays a key role to inform and determine the Council's preferred options for the LDP2.

#### Our Communities

- Bearsden
- Bishopbriggs
- Kirkintilloch, Lenzie and Waterside
- Lennoxton, Milton of Campsie, Haughhead and Clachan of Campsie
- Milngavie
- Torrance and Baldernock

- Twechar

3.3.3 However, the environmental assessment also, where appropriate, proposes further alternatives or suggested alterations. This process guides any required mitigation measures in order to reduce any potential adverse impacts or to suggest enhancements to those receptors that provide potential positive impacts to East Dunbartonshire.

### 3.4 Assessment Findings

3.4.1 Individual environmental assessments have been undertaken for the Policy Framework and Proposal Sites as part of the Plan, and have been assessed against the SEA Objectives and assessment criteria, based on their predicted impact on the current environmental baseline. The assessment has been conducted using professional judgement and GIS analysis where appropriate.

3.4.2 The environmental assessment of policies and sites has been recorded in the form of matrices identifying the environmental performance of each component against the SEA objectives and criteria. The environmental effects are recorded according to their nature (positive, neutral, negative, unknown or no significant effect). The significance of these effects is determined using a combination of the magnitude of the impact and the importance or sensitivity of the receiving environment.

3.4.3 Recommendations have been made where necessary in the form of proposed mitigation measures, which resulted in policy alterations and enhancements and in the case of site mitigation form Key Requirements set out within the relevant Community Policy. The assessments also seek to enhance the environmental benefits and suggest recommendations to further enhance or protect the environment.

3.4.4 Full assessments for each component assessed as part of the SEA process are listed below:

- Policy Assessments ([Appendix E](#))
- Consented & Windfall Site Assessments ([Appendix G](#))
- Business Site Assessment ([Appendix H](#))
- LDP1 Site Assessments (carried forward) ([Appendix I](#))
- Cumulative impact: Policies ([Appendix J](#))
- Cumulative impact: Sites ([Appendix F and K](#))
- Proposal Site Assessments ([Monitoring Statement Appendix 8: Site Assessments](#))

In each case the SEA preferred policy option has been illustrated and commentary to support the reasoning and the options taken forward into the Plan have also been included.

3.4.5 In cases where the assessed SEA preferred option has not been carried forward as a preferred option the detailed non-environmental reasoning for this has been expanded upon within the summary sections below for each component.



### 3.5 Assessment: Policies

**3.5.1** As part of the Plan development process, the Policy framework has been developed and assessed along with reasonable alternatives. Each of these has been addressed in the form of an assessment matrix and assessed against the SEA criteria ([Appendix E](#)). A summary of each Policy assessment findings is provided below. This excludes the Community Policies, which form the basis for the cumulative site assessments for each Community Area ([Appendix F](#)). Each Policy with a revised option within the full assessment has taken into account the assessment findings along with internal and external stakeholder recommendations and are both the SEA and Plan preferred option.

### 3.6 The East Dunbartonshire Development Strategy (Policy 1)

**3.6.1** This Policy was assessed showing positive environmental effects across all environmental factors, with all but two predicting significant positive impacts. This is mainly through the safeguarding policy approach and high level planning Objectives, which allows for cross-cutting issues to be addressed within a spatial strategy and guide the subject and community policy framework. The anticipated impacts relate to long-term balance between development opportunities and enhanced protection of a high quality natural and historic environment; principles of sustainably located developments; protection and enhancement of green infrastructure, green spaces and their linkages; encouraged remediation of contaminated land and use of brownfield sites over greenfield release; and an emphasis on the reduction of greenhouse gas emissions. This approach goes further by also ensuring that sustainable development principles are integrated into each individual subject policy where relevant.

### 3.7 Community Policies

- Community Policy 2: Bearsden
- Community Policy 3: Bishopbriggs
- Community Policy 4: Kirkintilloch, Lenzie and Waterside
- Community Policy 5: Lennoxton, Milton of Campsie, Haughhead and Clachan of Campsie
- Community Policy 6: Milngavie
- Community Policy 7: Torrance and Baldernock
- Community Policy 8: Twechar

**3.7.1.** The Community Policies set out a detailed development strategy and key priorities for each of the seven community areas. This includes the identification of local site-specific designations, land use assets and special qualities within each area for their continued protection or enhancement.

**3.7.2.** With the exception of identified housing sites and business & employment allocations, the remaining content is a collation of committed projects from various plans, programmes and strategies, including Place Plans, Town Centre Strategies, Green Network Strategy, Open Space Strategy, Local Transport Strategy, Active Travel Strategy and other estates/asset management projects. For each of the Community Policies the housing and business land allocations, along with reasonable alternatives identified have been assessed individually. This information forms the likely site and land-based environmental impacts on each Community Area through the implementation and delivery of the Plan. The overall cumulative impacts have been collated and illustrated for each Community Area ([Appendix F](#)). Where relevant, community facilities, in the form of cemetery expansions, have also been incorporated into the Community Policy assessments.

- 3.7.3.** For Business and Employment sites, only vacant or partially vacant sites have been included within each Community Policy assessments as they represent the relevant development opportunities within the life of the Plan.

### **3.8 Climate Change, Sustainability and Energy Infrastructure (Policy 9)**

- 3.8.1** The assessment for the policy identified predominantly positive impacts, with some uncertainties identified. Through this policy all applicants must ensure that their proposals minimise carbon emissions, contribute towards or impact adaptation measures and address key sustainability requirements. Various additions/enhancements to the policy included the requirement for a Sustainability and Energy Statement to be provided by developers; this will ensure greater energy efficiency in relation to developments and ensure the Council can keep track of measures through the Statement.

- 3.8.2** Furthermore, the policy requires SES go beyond encouragement and ‘must’ set out how requirements in relation to climate change mitigation, adaptation and wider sustainability are met. This policy supported by the new Building Standards Regulations (anticipated Dec 2022) will further enhance the required set standards for specific types of developments reaching a higher level of sustainability and energy in emissions standards. Higher building standards end energy efficiency will play a key role in tackling issues relating to fuel poverty i.e. it is particularly important for low income families that their homes are energy efficient. The policy also includes a stronger emphasis on local heat networks with links to the emerging LHEES. The Policy is anticipated to have a greater impact on the sustainable use of water resources and lead to a more progressive policy in relation to water consumption rates. These requirements, along with other elements of this policy in terms of building standards enhancements and efficiencies and tackling fuel poverty, could have a significant impact in relation to Climatic Factors, Water Quality and Population and Human Health, as well as positive impacts to Cultural Heritage, Biodiversity Flora and Fauna and Air Quality.

### **3.9 Design and Placemaking (Policy 10)**

- 3.9.1** The revised approach to Policy 10 identified overall positive environmental impacts, with notable significant impacts on Population and Human Health, Biodiversity, Flora and Fauna, Soil and Geology, Air Quality, Climatic Factors and Material Assets. This is achieved by improving the sense of place, functionality and amenity of developments and settlements. Through the promotion of healthy, active lifestyles, contribution towards a modal shift to active travel alternatives rather than a reliance on private car use and placemaking principles regarding sustainable construction materials, methods and energy and heat efficient building design. This policy approach could have significant positive environmental impacts particularly regarding a contribution towards the reduction of greenhouse gas emissions, tackling fuel poverty and improved human health and community wellbeing.

- 3.9.2** The policy clearly identifies the value and nature of the green network and green infrastructure elements as a whole, and reflects clearer requirements for design tools for sites of particular scales/sensitivities. Significant positive effects are anticipated particularly regarding the protection and enhancement of green spaces and their linkages. The opportunities identified regarding community wellbeing and access to green network elements and wider countryside for outdoor recreation will provide positive impacts on human health, biodiversity network and landscape character and local distinctiveness of the areas settlements. The inclusion of a policy section on green infrastructure ensures that it

must be a key part of the design of new developments and placemaking in general. This will further enhance the impacts of this policy from a Biodiversity, Water Quality, Climatic Factors, Population and Human Health and Material Assets perspective by ensuring developments are coherent to the green network surrounding the site and wider habitat network and greenspaces in the vicinity of proposal sites, while also ensuring on-site green infrastructure performs a range of functions. This policy will also result in a major positive impact for Soil and Geology through the reference and encouraged remediation of contaminated land within the scope of supporting regeneration throughout East Dunbartonshire.

### 3.10 Transport (Policy 11)

**3.10.1** The assessment of the Transport Policy presented an overall positive impact on the environment, including significant impacts on population and human health, air quality, climatic factors and material assets. The Policy prioritises sustainable travel through developments as part of a sustainable travel hierarchy and encourages a modal shift towards active travel alternatives and infrastructure for electric vehicle charging. The significance of these impacts will depend on future provision of infrastructure and the uptake volume of electric vehicles for residents, workers and visitors to East Dunbartonshire.

**3.10.2** In addition to this, there is an increased focus from a safety perspective regarding all sustainable travel and road-based infrastructure within this policy. This will further enhance the Population and Human Health benefits identified. This integrated approach would result in a number of positive impacts through the provision and promotion of active travel infrastructure and the consideration of the sustainable location of developments.

### 3.11 Housing (Policy 12)

**3.11.1** The development strategy through this policy clearly prioritises brownfield land for development with the addition of limited greenfield release within sustainable locations and where the potential environmental impacts would be minimised in order to meet the housing need for the area. This approach could result in positive effects regarding community wellbeing through the creation and access to additional residential accommodation which would benefit local communities while also positively impacting on soil quality by directing development on brownfield land, vacant and derelict sites and providing opportunities for the remediation of potentially contaminated sites. In addition to this, the development approach could result in potential negative impacts regarding the potential loss of greenfield land, open spaces and impacts on landscape through adjustments to settlement patterns and local distinctiveness.

**3.11.2** The policy ensures that development opportunities are directed towards the most sustainable locations close to existing settlements, town centres and access to public transport which reduces the level of potential greenhouse gas outputs from private transport. This will also allow and actively encourage residents to use active forms of transport to access services and amenities which could also positively impact on local air quality levels.

**3.11.3** The additional alterations included within the Policy are anticipated to present further positive environmental impacts, particularly in relation to population and human health, soil and geology, landscape, air quality, climatic factors and material assets. These include:

- Diverse Communities/Design of Housing – positive impacts in relation to Population and Human Health regarding the provision of different housing types, sizes and tenures, reduction in running costs and improved efficiency to tackle social and

economic deprivation. This could also lead to benefits in relation to climate change mitigation/adaptation through sustainably locating new developments, adaptability, resource efficiency and reduction in running costs. Positive impacts on Landscape Character and placemaking through design aspects and also Material Assets in terms of consideration of access to open space and links with the green network.

- Older People and Specialist Housing – The full anticipated impacts resulting from the provision of appropriate facilities and accommodation for older people throughout East Dunbartonshire are uncertain until more site specific details, quantity of proposals and the nature of the receiving environment are clear. However, there is potential for positive and negative impacts in relation to the built and natural environment relating to design and placemaking, sustainable locations and access.
- Sites for Gypsies/Travellers - benefits in relation to Population and Human Health by recognising the needs of a population group/people with protected characteristics. In terms of the specific safeguarding of Primrose Way, there are a number of minor negative impacts which have been identified regarding its proposed development (Biodiversity, Landscape, Water Quality, Air Quality, Climatic Factors and Material Assets).

### 3.12 Community Facilities and Open Space (Policy 13)

**3.12.1** The implementation of this policy will provide a significant benefit to community health and wellbeing through the provision of community, leisure and sport facilities and open spaces throughout East Dunbartonshire contributing to placemaking principles. The policy includes a commitment for all community facilities and open spaces to contribute to placemaking principles and protect and enhance the nature conservation and the water environment.

**3.12.2** The assessment of this Policy demonstrated an overall positive Policy on the environment, with significant positive impacts identified for population and human health, biodiversity, flora and fauna and landscape. This is due to demonstrable benefits for the community for new recreational facilities including support for community growing spaces and allotments.

### 3.13 Network of Centres and Retailing (Policy 14)

**3.13.1** The policy has the potential to provide significant economic benefit to the area through the creation of employment opportunities. Through the sequential approach outlined in the policy the Council will direct retail proposals to the most appropriate locations. The policy is anticipated to have a number of positive effects in relation to community wellbeing, local distinctiveness and character and a reduction in emissions levels and improved air quality particularly at a local level. These positive effects are mainly due to the promotion of sustainable development, accessibility for the local communities by promoting and encouraging development locations which are accessible by active travel or public transport alternatives to private car use, encouragement of health related proposals in town centres, ensuring that new developments are sensitively located and designed with local residents, businesses and community facilities in mind.

**3.13.2** Providing clear policy positions relating to comparison and convenience retail capacity enhances the positive nature of the impacts regarding Population, Air Quality and Climatic Factors, particularly in relation to a stronger policy position for development management and presumption against significant new out of centre retail.

### 3.14 Business and Employment (Policy 15)

**3.14.1** The assessment of this Policy identified mainly positive environmental effects in relation to priority being given to proposals incorporating the redevelopment of brownfield land over greenfield release. The inclusion of this criteria will have a positive effect with regards to community wellbeing through the retention of and access to greenbelt / open spaces, with positive impacts on landscape character and population and human health. The reuse of existing buildings could potentially minimise construction waste through demolition and reduce energy for construction materials for developments and have a positive impact on soil and geology and material assets. Encouraging employment opportunities and availability locally could potentially reduce the need for current unsustainable levels of commuting out of the area. This could positively impact on the air quality levels locally through the increased reliance on public transport and active travel alternatives and resultant reduction in greenhouse gas emissions levels for the area. Overall, the policy approach will provide a range of benefits, notably to population and human health, air quality and climatic factors.

### **3.15 Tourism (Policy 16)**

**3.15.1** The main environmental effects identified through the implementation of this policy are positive in nature to population and human health, cultural heritage, biodiversity, flora and fauna, landscape, air quality, climatic factors and material assets. The effects anticipated are in relation to the policy's direction for promoting outdoor recreation opportunities and increased provision for employment opportunities within the tourism sector. This has the potential to reduce the need for travel for commuting purposes, although increased tourism/visitors could increase vehicle usage locally. Increased local tourism is likely to result in greater accessibility to biodiversity and cultural assets, though the impacts of this will be heavily influenced by other Policies to ensure that such assets are protected and enhanced. Any impacts of this policy area will be dependent on the locations and sensitivity of the new sites and/or existing accommodation. One issue may arise whereby significant amounts of housing stock and/or sites are utilised for tourism uses. The resulting impacts of this could be significant in relation to the additional allocation of land required for housing, depending on scale, locations and sensitivity or the receiving environment.

### **3.16 Natural Environment (Policy 17)**

**3.16.1** The revised Natural Environment Policy included a number of enhancements resulting in significant positive impacts anticipated. This is due to the Policy's recognition of the value of biodiversity and stipulations that all developments must protect, enhance and maintain existing biodiversity assets to ensure that there is no net loss of biodiversity on site, including protection and management of woodland habitats, local and national designated areas and protection of peat and carbon-rich soils. This is more ambitious than the previous LDP1 policy and therefore is likely to have a more significant impact as well as local benefits. This approach would further extend the anticipated benefits in relation to community wellbeing, biodiversity, flora and fauna, climate change adaptation and mitigation, soil and geology, flood management, and landscape character.

**3.16.2** Through the policy ecological appraisals will be required where adverse impacts on biodiversity are anticipated. The appraisal should set out methods for avoiding and minimising potential impacts and where this isn't possible outline mitigation measures. The appraisals will also provide opportunities for biodiversity enhancement for consideration within the overall siting and design of any proposed development.

**3.16.3** Bringing the mitigation hierarchy into the policy itself from guidance will give it statutory weight and ensure its implementation and corresponding environmental benefits. Use of the mitigation hierarchy, which will apply to all developments when considering how to avoid or manage adverse impacts on species and habitats, expands on the general policy approach of minimising or mitigating biodiversity impacts.

### **3.17 Water Environment and Flood Risk (Policy 18)**

**3.17.1** The environmental assessment of this Policy identified wide ranging positive effects across the environmental factors with particular relevance to Water Quality, Climatic Factors, protection of Human Health and Material Assets in the form of existing buildings and infrastructure, the adaptation/mitigation to climate change and an overall reduction in flood risk for East Dunbartonshire. This is primarily due to the inclusion of criteria relating to sustainable location, design and infrastructure requirements for all new developments to ensure the protection and enhancement of the water environment, the inclusion of SuDS within the design process requirements for new developments as well as expectation of SuDS for change of use proposals or significant redevelopment, and new development requirements to minimise surface water run-off utilising green infrastructure solutions. This includes porous surfaces, rain gardens, rainwater butts green walls and roofs, and planting of street trees, which could have significant co-benefits regarding water quality, biodiversity value, landscape features and green network enhancements.

**3.17.2** The water itself is a resource and asset to be protected through this policy together with the enhancement of the water environment landscape features. The policy will provide significant benefits regarding Water Quality by protecting or enhancing the current ecological status of water bodies to a good or high condition which will ensure that the policy is in line with the Scotland River Basin Management Plan.

### **3.18 Historic Environment (Policy 19)**

**3.18.1** The Policy assessment highlights positive impacts and enhancements through the importance of cultural heritage assets while also indicating that alterations to the historic environment should be managed sensitively to avoid or minimise adverse effects on an asset or its setting to ensure their future protection and conservation. In particular, the policy criteria gives continued protection and conservation requirements for local cultural assets included the Antonine Wall World Heritage Site and its buffer zone, listed buildings, conservation areas and townscape protection areas. This has resulted in predicated positive impacts to cultural heritage, landscape character, population and human health predominantly.

### **3.19 Waste (Policy 20)**

**3.19.1** The assessment of the Waste Policy was, in general, neutral for the majority of environmental factors. However, significant positive impacts were noted for climatic factors and material assets, and minor positive impacts for population and human health. These positive effects have been identified in relation to reducing landfill waste and the production of additional resources in line with greenhouse gas outputs set by the Scottish Government, on site waste management and encouraging the use and siting of waste management infrastructure on employment and industrial land, storage and distribution land and re-use /extensions of existing waste management sites to enhance existing waste management provision and promote zero waste ambitions.



### 3.20 Mineral Resources (Policy 21)

**3.20.1** This Policy intends to enable long-term mineral extraction opportunities whilst providing the maximum level of protection for all natural and historical environmental assets, as well as links to Policy 17: Natural Environment, it is anticipated that effects will be predominantly minor positive in relation to population and human health, biodiversity, climatic factors and material assets. This is in relation to criteria that requires a local supply of minerals to be maintained, the retention and conservation of high value carbon rich soils/peatland, potential improved linkages between habitats and the green network and a statement that unconventional oil and gas extraction should not be supported through developments.

### 3.21 Digital Communications (Policy 22)

**3.21.1** The assessment of this Policy identified an overall neutral impact on the environment with only minor positive impacts identified in relation to the provision of digital infrastructure improvements which could provide additional benefits in the form of reducing the need to travel as the local population could access services and employment opportunities from home or remotely which could result in localised air quality improvements and a reduction in greenhouse gas emissions. The criteria outlines that proposals should have no adverse impact on the natural and historic environment and proposals should minimise individual or cumulative visual amenity and landscape impacts on the surrounding area. However, therefore the effects are uncertain in relation to biodiversity, flora and fauna and landscape until more detail regarding proposals are clear (at the Development Management stage), for example, location, landscape setting and specific site sensitivities or vulnerabilities.

### 3.22 Safeguarding Infrastructure (Policy 23)

**3.22.1** As the Policy is concerned with legislative and procedural compliance, SEA is not required and therefore an assessment has not been carried out.

### 3.23 Developer Contributions (Policy 24)

**3.23.1** The environmental assessment predicted an overall positive impact on the environmental factors, with some potential significant positive effects in relation to population and human health, biodiversity, air quality, climatic factors and material assets. The Policy, along with the corresponding Supplementary Guidance, would incorporate the requirements to deliver developer contributions for all development opportunities throughout East Dunbartonshire; this will encourage opportunities for green infrastructure, biodiversity and open space enhancements, health and education options, and flood management for example as it elaborates on the detail for each of the developer contribution topics.

### 3.24 Assessment: Proposal Sites

- 3.24.1** An environmental assessment has been undertaken for all proposal sites, which were submitted as part of the call for sites exercise, Council suggestions or re-assessments of existing sites due to various factors, including a change in original proposal, potential constraints, deliverability and potential de-allocation. The site assessment process was a combined approach between planning policy and SEA to form a single set of comprehensive assessments for each development proposal (**Monitoring Statement Appendix 8: Site Assessments**). Each assessment has been recorded in a site assessment template, including an SEA matrix identifying the overall performance against each of the environmental factors and combined criteria.
- 3.24.2** Individual site assessments were also undertaken from a SEA perspective only for sites carried forward from LDP1, which didn't have a previous assessment (**Appendix G**). These individual assessments on consented and windfall sites were produced to ensure that all relevant site-specific data (including sites carried forward from LDP1 **Appendix I**) could be incorporated into the baseline data for the LDP2 and integrated into the cumulative site assessment for the plan as a whole.
- 3.24.3** The full site assessment for each proposal site are contained within **Monitoring Statement Appendix 8: Site Assessments**. The site assessment findings, suggested alterations and proposed mitigation measures have been used to form the decision-making within the LDP2. SEA suggested alterations and/or mitigation measures have been made where necessary to ensure that greater environmental considerations are incorporated into the final proposals for the LDP2. This has been done through site assessment commentary and suggested mitigation sections for each proposed site. If allocated, this information formed the basis for any Key Requirements as part of the Plan and any future Development Briefs/Frameworks to ensure that the SEA findings are integrated into the project level in an efficient process.
- 3.24.4** Whilst the assessments highlighted positive opportunities, the majority of impacts were anticipated to be negative in nature and were attributable to a number of the sites being unsustainably located and the potential for sites to exacerbate the risk of poor drainage and increased risk of flooding and surface water run-off and the related impacts on population and human health, climatic factors and material assets. Where negative impacts have been identified the environmental assessments of the sites have included mitigation measures or SEA suggested alterations to address these negative impacts and further enhance any of the positive impacts identified.

### 3.25 Cumulative Impacts

- 3.25.1.** Following the assessment of each of the components of the LDP2 an assessment of the cumulative effects was carried out. Cumulative effects can arise from the combined effects of plans. They can also arise as a result of interaction between different components of a single plan. For example, where several developments each have minor effects but together have a significant impact, or where several individual effects of the Plan have a combined effect.
- 3.25.2.** It should be noted that, with the implementation of the proposed mitigation measures suggested in each of the individual Subject Policies or site assessments, the effects for each of the environmental factors have the potential to be less significant, neutralised and/or other effects could potentially become inherently positive in nature.
- 3.25.3.** The cumulative, secondary and synergistic effects of the LDP2 Policy Framework and Sites on the East Dunbartonshire wide area have been determined and summarised below.

### 3.26. Cumulative Policy Assessment

- 3.26.1.** **Appendix J** illustrates the cumulative assessment for the Policy framework (SEA and Plan Preferred Options) as part of the LDP2. This, along with the cumulative site assessment forms the basis for the cumulative impacts anticipated for the Plan as a whole. Issues related to proposed site allocations within each Community Policy have been extracted and these form the basis for the Cumulative Site Assessment (**Appendices F and K**).
- 3.26.2.** On balance, the Plan performs favourably in environmental terms with its overall performance from a policy perspective likely to result in minor or significant benefits, across all environmental factors which will be dependent upon implementation by Development Management. There are also a number of uncertainties identified related to environmental factors which are mainly due to a lack of detailed information, location specific data or as stated above, will be dependent on the implementation of the policy at the application stage or project level. The reasoning for these results and uncertainties are set out within each individual assessments (**Appendix E**).
- 3.26.3.** The most significant benefits across SEA environmental factors are predicted to be for **Population and Human Health, Biodiversity, Landscape, Air Quality, Climatic Factors** and **Material Assets**. This is predominantly the case due to the Policy Framework providing a focus for the Plan based around enhancing community wellbeing and promoting healthy lifestyles through improved provision and access to facilities locally. This includes green network enhancements and the improved provision for active travel alternatives through the design and location of new developments and the potential increase in employment opportunities locally. Another significant contribution towards these anticipated policy benefits is through the inclusion of Policy 17 in regards to the continued protection, conservation and enhancement of the natural environment and ensuring no net loss of biodiversity through any proposed developments.

### 3.27. Cumulative Site Assessment

**3.27.1.** The cumulative impacts of the proposed sites have been identified and findings reported as part of the Community Policies for each Community Area ([Appendix E](#)). [Appendix F and K](#) illustrate the cumulative site assessment for each Community Area and the plan as a whole. The cumulative site assessments take into account all LDP2 proposal sites, including those which are now allocated, alternative sites (where relevant) and sites carried forward from LDP1 (including those with planning consent or windfall sites where development/construction hasn't begun to date to inform the baseline data).

**3.27.2.** From [Appendix F and K](#) it is clear that there are a number of significant adverse cumulative impacts anticipated for the majority of the SEA environmental factors. Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site ([Monitoring Statement Appendix 8: Site Assessments](#)) and set out as Key Requirements within the Plan, which will form planning conditions at the Development Management stage to ensure SEA mitigation is taken into consideration at the project level.

### 3.28. Influence of SEA on the Local Development Plan 2

**3.28.1.** Through the assessment of each stage of the LDP2 development (Main Issues Report and Proposed Plan), there have been notable examples of the positive influence of the SEA, including the acceptance of the vast majority of SEA preferred options and suggested alterations and proposed mitigation measures to be integrated into the LDP2. The SEA process also played a key role in identifying reasonable policy alternatives, informing policy option discussions and shaping the policy options taken forward into the Plan. The SEA preferred options were fed back into the policy development process and an agreement was made to adopt these into the Plan for consultation, where appropriate considering other factors.

**3.28.2.** The SEA was an essential part of the development and implementation of the Joint Planning Policy and SEA Assessment Methodology and assessment framework for development proposals (Sites). This process ensured the environmental considerations were fully integrated during the site assessments, site package collation and overall decision-making.

**3.28.3.** However, there were instances where proposal sites (and packages) were clearly identified by the SEA as having significant adverse impacts. Without the removal of particularly adverse sites or the identification of reasonable alternative sites/packages which met the Council's Spatial Strategy, the justification for this decision-making was required and outlined other factors which lead to a change in priority.

**3.28.4.** Mitigation measures have also been identified as part of the assessments where appropriate and discussed with the relevant stakeholders in order to avoid adverse impacts, reduce the significance of the effects or enhance neutral or positive impacts. Mitigation has also taken the form of suggested alterations to the wording of the Subject Policies considered and project level mitigation. This information has been taken into account for each site allocation and incorporated as Key Requirements within the Plan, along with spatial mapping to illustrate the overall decision-making and opportunities for protections and enhancement for each site.

### 3.29. Difficulties Encountered

- 3.29.1.** The limited amount of reasonable alternative individual sites or site packages identified for each Community Area that meet the Council's Spatial Strategy (Site Methodology within [Monitoring Statement: Appendix 4 Housing Background Report](#)) was a particular issue from an SEA perspective for the Plan. Not all Community Areas have alternative sites or through only having minor alterations with the inclusion or removal of a maximum of two individual sites, it resulted in no significant differences to the overall environmental impacts of the relevant Community Areas. This reflects the degree of constraints relating to the majority of the sites that were suggested for development in each settlement and indeed the wider environmental constraints across East Dunbartonshire.
- 3.29.2.** The Main Issues Report set out an alternative housing package and associated criteria for sites that were considered to have moderate development constraints. These sites were identified as having potential to contribute in some way to the preferred spatial strategy, provided that the constraints could be avoided or mitigated. However, these sites did not meet all of the criteria set out in the Main Issues Report preferred option. In preparing the Proposed Plan the Main Issues Report alternative package criteria has been reapplied and updated as appropriate.

### Section 4: Mitigation and Monitoring

#### 4.1 Mitigation Measures

- 4.1.1. Schedule 3 paragraph 7 of the Environmental Assessment (Scotland) Act 2005 require that the Environmental Report includes the measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse effects on the environment of implementing the LDP2.
- 4.1.2. Mitigation measures have been proposed and incorporated into each of the assessments, where necessary, in order to avoid, reduce, mitigate or offset any potential adverse environmental impacts and enhance any neutral or positive environmental impacts identified. For the assessment of the LDP2, mitigation has been incorporated into the assessments in the form of SEA suggested alterations which have led to more positive environmental ratings and their adoption as the Strategy preferred option in the majority of cases.
- 4.1.3. When applications are received by the Council for proposed development, the SEA suggested alterations and mitigation measures will be used to form key requirements and put conditions in place to ensure that the SEA information is integrated into the project level in an efficient process.

#### 4.2 Monitoring

- 4.2.1 Through Section 19 of the Environmental Assessment (Scotland) Act 2005, East Dunbartonshire Council is required to monitor significant environmental effects of the implementation of the LDP2. The monitoring should be implemented to enable the identification of any unforeseen adverse effects at an early stage to allow the appropriate remedial action to be implemented.
- 4.2.2 The specific measures that are to be taken to monitor the significant environmental effects of the implementation of the LDP2 will form part of the Post-Adoption Statement, prepared as soon as reasonably practicable after the adoption of both documents in accordance with Section 18 of the Act. It is envisaged that the following indicators will be included within the monitoring framework.
- 4.2.3 The proposed SEA monitoring framework ([Table 5](#)) will directly align with the monitoring framework for the LDP2.



Table 5: Proposed SEA Monitoring Framework for the LDP2

SEA Category	Indicators	Data Source
Population, Human Health	Changes in the deprivation levels in 15% SIMD areas?	SCROL
	Changes in extent of open space provision due to development?	EDC
	% change in new employment opportunities?	EDC
	% increase in new open space or recreational provision / % of new developments providing recreational facilities in development briefs?	EDC
	% of new developments within 300m of usable / multifunctional open space or green network?	EDC
	% of new development within 400m of a bus stop with frequent bus service, for sustainable transport?	EDC
	% of new developments which connect to / enhance links to active travel routes and green network access routes within 400m?	EDC
	Number of planning permissions for new or improved public / community buildings available for use by people with protected characteristics?	EDC
	Number of housing developments designed to cater for people with protected characteristics, in particular older and/or disabled people?	EDC
	Number of planning applications for business, industry, storage, commercial or retail uses?	EDC
	Number of new community growing assets/ upgrades to existing assets?	EDC
	Number of noise and/or odour complaints?	EDC / SEPA
	Sensitive receptors include housing, a school, a hospital or a prison?	EDC

SEA Category	Indicators	Data Source
Cultural Heritage	<p>% of developments with positive effects on the historic environment?</p> <p>% of developments with negative effects on the historic environment?</p> <p>Number of planning applications for development within the setting of a historic environment asset?</p> <p>Number of listed building or conservation area consents refused or withdrawn due to significant impacts?</p> <p>Number of planning applications approved, refused or withdrawn where significant effects were predicted on historic environment assets?</p> <p>% of development within Conservation Areas?</p> <p>Number of buildings on Buildings at Risk Register for Scotland impacted by the development proposals?</p>	<p><b>EDC / Historic Environment Scotland</b></p>        <p><b>EDC / Historic Environment Scotland</b></p>
Biodiversity, Flora and Fauna	<p>Net negative or positive effects identified in relation to protected designated sites (International, National, Regional and Local), as a result of development?</p> <p>Number of developments integrating green network opportunities, assets and links?</p> <p>Number of developments which result in changes to the presence of Protected Species and / or priority habitat, on development sites?</p> <p>Total area of designated sites and changes to this as a result of development?</p> <p>Changes to the quality and connectivity of the green network in East Dunbartonshire as a result of development?</p>	<p><b>EDC / NatureScot</b></p>

SEA Category	Indicators	Data Source
Soil and Geology	Number and quantity of vacant and derelict land available for development and taken up by development?	EDC
	Number of potentially contaminated sites remediated through development proposals?	EDC
	Number of developments resulting in net negative or positive effects in relation to good quality agricultural soils?	EDC / SNH
	Developments having net negative or positive effects on geological Local Nature Conservation Sites?	EDC / SNH
	Number of developments which have a negative or positive impact on peatland / carbon-rich soils?	EDC / SEPA / SNH
	Number of developments on areas safeguarded for surface coal resource?	EDC / BGS / SEPA
	Number of developments that avoided or mitigated ground instability?	EDC / SEPA
Landscape	Number of applications / developments resulting in net negative or positive effects on the special qualities of Local Landscape Areas or Townscape Protection Areas, or which mitigate impacts?	EDC / SNH
	Number of applications / developments resulting in net negative or positive effects on the green network or green belt locations?	EDC
	Number of developments with net negative or positive effects on landscape character, or mitigate this?	EDC
Water Quality	Number of developments which support an improvement of the ecological status of water bodies within East Dunbartonshire?	EDC / SEPA
	% of planning applications refused to avoid flooding risk or approved but where mitigation was required to allow the development?	EDC / SEPA
	Number of development related water pollution incidents?	SEPA
	Number of developments with SuDS, particularly natural SuDS?	EDC

SEA Category	Indicators	Data Source
Air Quality	Number of exceedences of key air quality indicators within development areas?	EDC / SEPA
	% change in public transport patronage within East Dunbartonshire?	EDC / SPT
	Road traffic levels in vicinity of development sites before and after?	EDC / TS / SPT
	Vehicle km travelled on East Dunbartonshire roads?	EDC / TS/ SPT
	Petrol and diesel consumption in East Dunbartonshire?	EDC / TS / SPT
	Km of new walking and cycling routes created as part of development?	EDC / TS / SPT
	% of new developments linking active and sustainable transport alternatives with the development area?	EDC / SPT
	Number of AQMA and their performance regarding exceedance levels?	EDC / SEPA
Climatic Factors	% of new developments incorporating SUDS?	EDC / SEPA
	A reduction in % of new developments at risk of flooding?	EDC / SEPA
	% change in pluvial drainage on or in the vicinity of developments?	EDC / SEPA
	% of woodland and carbon-rich soil areas lost through development?	EDC / SEPA / BGS / SNH
	Net positive or negative change in number of mature trees, woodland, peatland and/or carbon-rich soils	EDC / SEPA / SNH / Forestry Commission
	Greenhouse gas output trends in East Dunbartonshire?	EDC / SEPA
	Petrol and diesel consumption in East Dunbartonshire?	EDC / TS / SPT
	% and extent of peatland improved/deteriorated? (regarding the release/storage of carbon)	EDC / SEPA

SEA Category	Indicators	Data Source
Material Assets	Number of brownfield locations utilised within development proposals?	EDC
	Number of new developments with direct access to the core path network?	EDC
	Number of developments which generate significant waste arising, including demolition?	EDC / SEPA
	Waste arising from development projects, including demolition?	EDC / SEPA
	Changes to the number and quantity of Vacant and Derelict Land sites, available for development, in East Dunbartonshire?	EDC
	Number of developments which provide new sustainable travel routes – active travel routes?	EDC
	Number of developments which provide new open space or result in a loss of open space?	EDC
	Number of planning permissions for change of use which reuse redundant or long term vacant buildings, particularly in town centres?	EDC
	Number of planning permissions for new / improved schools and public buildings?	EDC

## Section 5: Statutory Consultation and SEA Timetable

### 5.1 Statutory Consultation

5.1.1. The statutory consultation for the draft SEA ER and corresponding Local Development Plan 2 (LDP2) Proposed Plan was:

**19<sup>th</sup> October 2020 – 15<sup>th</sup> January 2021**

5.1.2. If you would like to express your views on the Environmental Report, your comments should be submitted through email or post to the following:

Email: [sustainability@eastdunbarton.gov.uk](mailto:sustainability@eastdunbarton.gov.uk)

Post: Sustainability Policy  
Place, Neighbourhood and Corporate Assets  
East Dunbartonshire Council  
Broomhill Industrial Estate  
Kilsyth Road  
Kirkintilloch  
G66 1TF

### 5.2 SEA Timetable

5.2.1. The SEA activities to date and approximate timetable for the LDP2 and further SEA stages are summarised below (Table 6). The SEA process has aligned with the development stages for the Plan itself.

**Table 6: Consultation and SEA timetable**

Plan Preparation Stages	SEA Stages	Timescale & Consultation Period, if required
Preliminary Assessment and Survey / Research work	Scoping Report: <ul style="list-style-type: none"> <li>➤ Collate and forecast baseline environmental information</li> <li>➤ Adopt SEA environmental objectives, criteria and assessment methodology</li> </ul>	<ul style="list-style-type: none"> <li>➤ September / October 2018 (research and draft)</li> <li>➤ Scoping Report submitted to the SEA Gateway on 22<sup>nd</sup> October 2018</li> <li>➤ 5 week period of Consultation with the Consultation Authorities.</li> </ul>
Prepare MIR	Environmental Assessment: <ul style="list-style-type: none"> <li>➤ Assess the Plan's policy framework and Main Issues</li> <li>➤ Assess all reasonable alternatives to and within the LDP2</li> <li>➤ Assess all site proposals</li> <li>➤ Prepare Environmental Report</li> </ul>	<ul style="list-style-type: none"> <li>➤ Site assessments (various stages) March 2019 – July 2019</li> <li>➤ ER production May – August 2019</li> <li>➤ MIR ER submitted to the SEA Gateway October 2019</li> </ul>
Publish & Consult on MIR	Publish & Consult on MIR - ER	<ul style="list-style-type: none"> <li>➤ Consultation with the public and Consultation Authorities – October – December 2019</li> </ul>
Prepare Proposed Plan	Environmental Assessment: <ul style="list-style-type: none"> <li>➤ Addressing CA ER Responses</li> </ul>	<ul style="list-style-type: none"> <li>➤ ER production April 2020 – July 2020</li> <li>➤ Proposed Plan ER submitted to the SEA Gateway October 2020</li> </ul>

Plan Preparation Stages	SEA Stages	Timescale & Consultation Period, if required
	<ul style="list-style-type: none"> <li>➤ Assess all reasonable alternatives to and within the LDP2</li> <li>➤ Assess new site proposals / alterations</li> <li>➤ Undertake new cumulative assessments for the Proposed Plan (Policy and Site)</li> <li>➤ Prepare Environmental Report</li> </ul>	
Publish & Consult on Proposed Plan	Publish & Consult on Draft Proposed Plan - ER	<ul style="list-style-type: none"> <li>➤ Consultation with the public and Consultation Authorities October 2020 – January 2021</li> <li>➤ Assessment of responses and preparation for examination December 2020 - July 2021</li> </ul>
Examination <ul style="list-style-type: none"> <li>➤ Submission of the LDP2 to the Scottish Ministers.</li> </ul>		<ul style="list-style-type: none"> <li>➤ Submission to Scottish Ministers</li> <li>➤ Examination ending July 2022</li> </ul>
Adopt Plan	Produce Post-Adoption Statement along with the adopted LDP (approval date September/October 2022)	<ul style="list-style-type: none"> <li>➤ September 2022</li> </ul>
Monitor & Review	Monitor and Review	<ul style="list-style-type: none"> <li>➤ On-going/Annual review</li> </ul>



### Section 6: Appendices

Appendix A	List of Relevant Policies, Plans, Programmes, Strategies, Legislation and Environmental Protection Objectives
Appendix B	Consultation Responses to the MIR Environmental Report
Appendix C	SEA Policy Assessment Criteria and Questions
Appendix D	SEA Site Assessment Criteria and Questions
Appendix E	Policy Assessments
Appendix F	Community Policy Cumulative Site Assessments
Appendix G	SEA Site Assessments for Consented & Windfall Sites
Appendix H	Site Assessments for Business and Employment Sites
Appendix I	LDP1 Site Assessments (carried forward)
Appendix J	Cumulative Policy Assessments
Appendix K	Cumulative Site Assessment Area-wide

**Appendix A: List of Relevant Policies, Plans, Programmes, Strategies, Legislation and Environmental Protection Objectives**

Please note that this appendix lists key legislation, plans, programmes, policies and strategies that influence or are influenced by the Local Development Plan 2. Their content, where appropriate, has been used to inform the environmental objectives for the SEA of the Plan.

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
<b>International</b>		
<b>Rio Declaration (1992)</b>	The Declaration sets out 27 principles to enable the global community to work towards international agreements that respect the interests of all and protect the integrity of the global environmental and developmental system. The Declaration highlighted the necessity to protect and enhance the environment, economics and social aspects in both developed and developing countries.	<b>The LDP2 will demonstrate a sustainable development commitment at a local level to realise economic, social and environmental wellbeing as much as possible for the residents and visitors of East Dunbartonshire.</b>
<b>Kyoto Protocol (1997)</b>	The UK has committed itself to a 12.5% reduction in greenhouse gas emissions from 1990 levels by 2008-2012. It has also set its own domestic target of a 20% reduction in carbon dioxide by 2010.	<b>The LDP2 has a role in contributing to these objectives with particular consideration to energy consumption in buildings and the integration and promotion of sustainable transport networks within the context of land use planning in order to help reduce emissions into the atmosphere.</b>
<b>Johannesburg Declaration (2002)</b>	The Johannesburg Declaration on Sustainable Development. The 2002 Declaration built upon the principles established through the Rio Declaration and further developed principles of sustainable development and sought international commitment to these Sustainable Development Principles.	<b>Within the LDP2, outcomes will be guided by sustainable development principles.</b>
<b>Paris Climate Agreement 2016</b>	The Paris Agreement central aim is to strengthen the global response to the threat of climate change by keeping a global temperature rise this century well below 2 degrees Celsius above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius. Additionally, the agreement aims to strengthen the ability of countries to deal with the impacts of climate change.	<b>The Paris Agreement will influence the overall spatial development strategy and commitments expressed within the LDP2 as a way to demonstrate actions that will be taken locally to achieve net zero emissions by 2050.</b>

## Environmental Report

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
European		
<b>EU Environmental Noise Directive (2002)</b>	This Directive concerns noise from road, rail and air traffic and from industry. It focuses on the impact of such noise on individuals, complementing existing EU legislation which sets standards for noise emissions from specific sources.	<b>The LDP has a duty to adhere to the requirement of the Noise Directive.</b>
<b>EU Water Framework Directive (2000)</b>	<p>The purpose of the Directive is to establish a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater. It will ensure all aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands meet 'good status' by 2015.</p> <p>Directive Objectives</p> <ul style="list-style-type: none"> <li>• Prevent deterioration of the status of all surface water and groundwater bodies; and</li> <li>• Protect, enhance and restore all bodies of surface water and groundwater with the aim of achieving good surface water and groundwater status by 2015.</li> <li>• To produce River Basin management Plans (RBMP) for each river basin district identified, with environmental objectives for each water body to protect and improve the water environment and a programme of measures to progress towards achieving these objectives.</li> </ul>	<b>The LDP2 should ensure that there is no degradation of water bodies, no adverse impacts on the water environment and should support sustainable water management.</b>
<b>EU Floods Directive (2007)</b>	The Floods Directive requires Member States to engage their government departments, agencies and other bodies to draw up a Preliminary Flood Risk Assessment. Flood Risk Management Plans can then be produced to indicate to policy makers, developers, and the public the nature of the risk and the measures proposed to manage these risks.	<b>See Flood Risk Management (Scotland) Act 2009.</b>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
<p><b>EU Birds Directive (1979)</b></p>	<p>The Birds Directive protects all wild birds, their nests, eggs and habitats within the European Community. It gives EU member states the power and responsibility to classify Special Protection Areas (SPA's) to protect birds which are rare or vulnerable in Europe as well as all migratory birds which are regular visitors. (Source: SNH website)</p>	<p><b>There are currently no designated sites within EDC; however the Birds Directive also makes certain provisions for the protection of wild birds in the wider countryside outwith protected areas. The LDP2 has a duty to adhere to the requirements of the Birds Directive within East Dunbartonshire and ensure there are no cross-boundary impacts on SPA designated sites within adjacent authorities.</b></p>
<p><b>EU Habitats Directive (1992)</b></p>	<p>The Habitats Directive builds on the Birds Directive by protecting natural habitats and other species of wild plants and animals. Together with the Birds Directive, it underpins a European network of protected areas known as Natura 2000. This network includes SPA's classified under the Birds Directive and a new set of international nature conservation areas introduced by the Habitats Directive, Special Areas of Conservation (SAC's). (Source: SNH website)</p> <p>There are currently no designated sites within EDC.</p>	<p><b>There are currently no designated sites within EDC; however the Habitats Directive also makes certain provisions for the protection of species and habitats in the wider countryside outwith protected areas. The LDP2 has a duty to adhere to the requirements of the Habitats Directive within East Dunbartonshire and ensure there are no cross-boundary impacts on SAC designated sites within adjacent authorities.</b></p>
<p><b>EU Landfill Directive</b></p>	<p>The Directive sets a reduction target of 75% of the 1995 levels and 35% of the 1995 levels of waste sent to landfill by 2013 and 2020 respectively.</p>	<p><b>The LDP2 should contribute to the targets set by the Directive in the context of land use planning.</b></p>
<p><b>Second European Climate Change Programme 2005</b></p>	<p>ECCP 1 (2000) - The programme aimed to deliver the Kyoto Protocol commitments to reduce greenhouse gas emissions to 8% below 1990 levels by 2012.</p> <p>ECCP 2 (2005) outlined further cost-effective options for reducing greenhouse gas emissions in synergy with the EU's Lisbon strategy' for increasing economic growth and job creation. New working groups have been established, covering</p>	<p><b>The LDP2 should commit / contribute to the overall reduction in greenhouse gas emissions with particular consideration to energy consumption in buildings and the integration and promotion of sustainable transport networks within the context of land use planning in order to help reduce emissions into the atmosphere.</b></p>

## Environmental Report

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	carbon capture and geological storage, CO <sub>2</sub> emissions from light-duty vehicles, emissions from aviation, and adaptation to the effects of climate change.	
<b>EU 2030 Framework for Climate and Energy Policies (2014)</b>	<p>The targets of the EU 2030 Framework for Climate and Energy Policies (2014) include:</p> <ul style="list-style-type: none"> <li>• an emissions reduction target of at least 40% on 1990 levels by 2030, binding on Member States;</li> <li>• reform and strengthening of the EU Emissions Trading System (ETS) with a cap declining by 2.2% annually from 2021 onwards (an increase on the 1.74% up to 2020);</li> <li>• a renewable energy target of at least 27% by 2030, binding at EU level;</li> <li>• a non-binding energy efficiency target of 27% by 2030 (to be reviewed in 2020 with a view to an increase to 30%);</li> <li>• a 15% target for energy interconnections between member states by 2030 (binding only at EU level), and;</li> <li>• a reliable and transparent governance system will be developed to help ensure that the EU meets its energy policy goals.</li> </ul>	<p><b>Carbon reduction will be a key component for the LDP and this will be reflected within the Plan through Policy 9: Climate Change, Sustainability and Energy Infrastructure by demonstrating measures to meet the aspirations of the EU 2030 Framework.</b></p>
<b>National</b>		
<b>National Planning Framework 3 (2014)</b>	<p>The National Planning Framework 3 is the Scottish Government's Strategy for the long term development of Scotland's towns, cities and the countryside. It sets out key planning outcomes for Scotland:</p> <ul style="list-style-type: none"> <li>• A successful sustainable place – supporting economic growth, regeneration and the creation of well-designed places</li> </ul>	<p><b>The LDP2 should contribute to the national development priorities and key policy commitments for Scotland which impact on East Dunbartonshire.</b></p>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<ul style="list-style-type: none"> <li>• A low carbon place – reducing our carbon emissions and adapting to climate change</li> <li>• A natural resilient place – helping to protect and enhance our natural cultural assets and facilitating their sustainable use</li> </ul> <p>A connected place – supporting better transport and digital connectivity</p>	
<p><b>Scottish Government National Outcomes</b></p>	<p>11 National Outcomes were set for the Scottish Government as part of the National Performance Framework. These are:</p> <ol style="list-style-type: none"> <li>1. Children &amp; Young People – We grow up loved, safe and respected so that we realise our full potential</li> <li>2. Communities – We live in communities that are inclusive, empowered, resilient and safe</li> <li>3. Culture – We are creative and our vibrant and diverse cultures are expressed and enjoyed widely</li> <li>4. Economy – We have a globally competitive, entrepreneurial, inclusive and sustainable economy</li> <li>5. Education – We are well educated, skilled and able to contribute to society</li> <li>6. Environment – We value, enjoy, protect and enhance our environment</li> <li>7. Fair Work &amp; Business – We have thriving and innovative businesses, with quality jobs and fair work for everyone</li> <li>8. Health – We are healthy and active</li> <li>9. Human Rights – We respect, protect and fulfil human rights and live free from discrimination</li> <li>10. International – We are open, connected and make a positive contribution internationally</li> <li>11. Poverty – We tackle poverty by sharing opportunities, wealth and power more equally</li> </ol>	<p><b>The LDP2 should contribute towards each of the National Outcomes by ensuring that the development potential of land is maximised, and by providing the best conditions for investment in business, housing, leisure, educational and tourism opportunities.</b></p>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
<p><b>Town &amp; Country Planning (Scotland) Act 1997</b></p>	<p>This is the principle piece of legislation governing the use and development of land in Scotland.</p>	<p><b>The Council must adhere to the requirements of the Act in the preparation and production of the East Dunbartonshire Local Development Plan 2.</b></p>
<p><b>Planning Etc (Scotland) Act 2006</b></p>	<p>Amends certain aspects of the 1997 Act, relating to both Development Planning and Development Management. Introduces a new development plan hierarchy: National Planning Framework; Strategic Development Plans; Local Development Plans.</p>	<p><b>The Council must adhere to the requirements of the Act in the preparation and production of the East Dunbartonshire Local Development Plan 2.</b></p>
<p><b>Scottish Planning Policy (SPP) (updated 2014)</b></p>	<p>The consolidated SPP provides a shorter, clearer and more focused statement of national planning policy. The SPP and NPPG series has been replaced by a single SPP. As part of the commitment to proportionate and practical planning policies, the Scottish Government has rationalised national planning policy.</p> <p>The SPP sets out:</p> <ul style="list-style-type: none"> <li>• the Scottish Government's view of the purpose of planning,</li> <li>• the core principles for the operation of the system and the objectives for key parts of the system,</li> <li>• statutory guidance on sustainable development and planning under Section 3E of the Planning etc. (Scotland) Act 2006,</li> <li>• concise subject planning policies, including the implications for development planning and development management, and</li> </ul>	<p><b>The LDP should take account of the SPP core principles and Scottish Government's policy to achieve sustainable economic growth as well as the thematic policy topics.</b></p>



Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<ul style="list-style-type: none"> <li>The Scottish Government's expectations of the intended outcomes of the planning system.</li> </ul> <p>Alongside policy on development plans, development management, community engagement, sustainable development, climate change and sustainable economic growth, the SPP sets out policies related to the delivery of low carbon communities and natural heritage.</p>	
<p><b>Community Empowerment (Scotland) Act 2015</b></p>	<p>The Community Empowerment Act will help to empower community bodies through the ownership of land and buildings, and by strengthening their voices in the decisions that matter to them. It will also improve outcomes for communities by improving the process of community planning, ensuring that local service providers work together even more closely with communities to meet the needs of the people who use them.</p> <p>The Act does a number of things including: extending the community right to buy, making it simpler for communities to take over public sector land and buildings, and strengthening the statutory base for community planning. Crucially it can help empower community bodies through the ownership of land and buildings and strengthening their voices in the decisions and services that matter to them.</p>	<p><b>The Community Empowerment (Scotland) Act 2015 replaced the Local Government in Scotland 2003 as the primary legislative provision for community planning. LDP2 should encourage and promote community involvement in the development plan preparation.</b></p>
<p><b>The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997</b></p>	<p>Primary legislation which sets out the legal requirements for the control of development and alterations that affect buildings that are listed or in conservation areas, and the framework by which control is maintained.</p>	<p><b>The LDP2 will carry forward policies which encourage development that preserves and enhances Conservation Areas and Listed Buildings, based on those in LDP1.</b></p>
<p><b>Creating Places, 2013</b></p>	<p>Creating successful and sustainable places will depend on a shift in attitudes, expectations and practices about the design</p>	<p><b>Policy framework for how design issues will be considered in relation to development and the different ways of doing so.</b></p>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<p>of cities, towns, villages and the countryside. The policy's objectives include:</p> <ul style="list-style-type: none"> <li>• Decision makers who understand the role of design in delivering sustainable development (page 9).</li> <li>• Developers, landowners, investors and public bodies who recognise the commercial and economic value of good design (page 18).</li> <li>• Effective collaboration between disciplines, professionals, local communities and others in the planning and urban design process (page 27).</li> <li>• Development plans with effective design policies, and urban design frameworks, development briefs and master plans to provide planning and design guidance (page 34).</li> <li>• Developers submitting design statements with planning applications that explain the design principles on which the development proposal is based (page 41).</li> <li>• A high level of awareness and urban design skills in local authorities, including planners and councillors who are committed to raising design standards and understand the impact of their decisions (page 47).</li> </ul> <p>Greater commitment to higher standards of design among public bodies (page 49).</p>	<p><b>Take design considerations into consideration when selecting development site proposals.</b></p>
<p><b>Designing Streets, 2010</b></p>	<p>The policy's objectives include:</p> <ul style="list-style-type: none"> <li>• Street design must consider place before movement.</li> <li>• Street design guidance, as set out in this document, can be a material consideration in determining planning applications and appeals.</li> </ul>	<p><b>Policy framework for how design of streets will be considered in relation to development and the different ways of doing so. Take design of streets into consideration when selecting development site proposals.</b></p>

## Environmental Report

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<ul style="list-style-type: none"> <li>Street design should meet the six qualities of successful places, as set out in <i>Designing Places</i>.</li> </ul> <p>Street design should be based on balanced decision-making and must adopt a multidisciplinary collaborative approach.</p>	
<b>Historic Environment Policy for Scotland (HEPS) 2019</b>	HEPS is a policy statement directing decision-making that affects the historic environment. It is a non-statutory document. It is relevant to a wide range of decision-making at national and local levels, supported by detailed policy and guidance and should be taken into account when making decisions which will affect the historic environment. It is a material consideration for planning proposals.	<b>The LDP2 has a key role to play in implementing the policy framework set out for the protection of Scotland’s historic environment.</b>
<b>Our Place in Time: The Historic Environment Strategy for Scotland</b>	This strategy sets out a common vision and ambition about how we will care collectively for Scotland’s Historic Environment.	<b>The LDP2 has a key role to play in implementing the strategy for development and land use change to protect and/or enhance of Scotland’s historic environment in East Dunbartonshire, in particular part of the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, part of the Forth and Clyde Canal Scheduled Monument and also listed buildings, conservation areas and other nationally or locally important archaeological sites and gardens and designed landscapes.</b>
<b>Managing Change in the Historic Environment Guidance Notes</b>	This series of guidance notes are for use by planning authorities and other interested parties and explain how to apply the policies contained in the SHEP.	<b>The LDP2 has a role to play in implementing the series of guidance notes set out for the protection of Scotland’s historic environment.</b>
<b>Nature Conservation (Scotland) Act 2004</b>	The Act places duties on public bodies in relation to the conservation of biodiversity, increases protection for Sites of Special Scientific Interest (SSSI), amends legislation on Nature Conservation Orders, provides for Land Management Orders for Sissy’s and associated land, strengthens wildlife	<b>The LDP2 needs to protect biodiversity in accordance with the Act including avoidance of adverse impacts on sites, habitats and species of value as defined within the Scottish Biodiversity Strategy and associated priority lists.</b>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	enforcement legislation, and requires the preparation of a Scottish Fossil Code.	
<p><b>Scottish Forestry Strategy 2019 - 2029</b></p>	<p><b>Vision</b>            In 2070, Scotland will have more forests and woodlands, sustainably managed and better integrated with other land uses. These will provide a more resilient, adaptable resource, with greater natural capital value, that supports a strong economy, a thriving environment, and healthy and flourishing communities.</p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• Increase the contribution of forests and woodlands to Scotland’s sustainable and inclusive economic growth</li> <li>• Improve the resilience of Scotland’s forests and woodlands and increase their contribution to a healthy and high quality environment</li> <li>• Increase the use of Scotland’s forest and woodland resources to enable more people to improve their health, well-being and life chances</li> </ul> <p><b>Priorities</b></p> <ul style="list-style-type: none"> <li>• Ensuring forests and woodlands are sustainably managed</li> <li>• Expanding the area of forests and woodlands, recognising wider land-use objectives</li> <li>• Improving efficiency and productivity, and developing markets</li> <li>• Increasing the adaptability and resilience of forests and woodlands</li> <li>• Enhancing the environmental benefits provided by forests and woodlands</li> </ul>	<p><b>The LDP2 has a role to play in terms of the attraction of woodland processing to the area and encouraging small scale amenity planting. In addition to this, the LDP2 through the integration of the National strategy objectives could ensure the protection and enhancement of the existing forestry assets within East Dunbartonshire.</b></p>

## Environmental Report

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<ul style="list-style-type: none"> <li>Engaging more people, communities and businesses in the creation, management and use of forests and woodlands</li> </ul>	
<b>Scottish Biodiversity Strategy 2004</b>	<ul style="list-style-type: none"> <li>To conserve biodiversity for the health, enjoyment and wellbeing of the people of Scotland now and in the future</li> <li>To halt the loss of biodiversity and continue to reverse previous losses through targeted action for species and habitats</li> <li>To increase awareness, understanding and enjoyment of biodiversity, and engage many more people in conservation and enhancement</li> <li>To restore and enhance biodiversity in all our urban, rural and marine environments through better planning, design and practice</li> <li>To develop an effective management framework that ensures biodiversity is taken into account in all decision making</li> </ul> <p>To ensure that the best new and existing knowledge on biodiversity is available to all policy makers and practitioners</p>	<p><b>The LDP2 has a role to play in the protection and enhancement of biodiversity, flora and fauna within East Dunbartonshire by integrating the objectives of the National Strategy together with the EDC Local Biodiversity Action Plan and Green Network Strategy.</b></p>
<b>2020 Challenge for Scotland's Biodiversity (2013)</b>	<p>The 2020 Challenge is a supplement to the Scottish Biodiversity Strategy 2004, focused on desired outcomes for 2020. It shows how the Scottish Government, public agencies, Scottish business and others can contribute to the Strategy's aims as well as supporting sustainable economic growth.</p> <p>Scotland's <i>2020 Challenge</i> aims to:</p>	<p><b>The LDP2 has a role to play in the protection and enhancement of biodiversity, flora and fauna within East Dunbartonshire by integrating the objectives of the National Strategy together with the EDC Local Biodiversity Action Plan and Green Network Strategy.</b></p>

## Environmental Report

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<ul style="list-style-type: none"> <li>Protect and restore biodiversity on land and in our seas, and to support healthier ecosystems.</li> <li>Connect people with the natural world, for their health and wellbeing and to involve them more in decisions about their environment.</li> </ul> <p>Maximise the benefits for Scotland of a diverse natural environment and the services it provides, contributing to sustainable economic growth.</p>	
<p><b>The Environmental Noise (Scotland) Regulations 2006</b></p>	<p>Avoiding, preventing or reducing on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise. This will involve:</p> <ul style="list-style-type: none"> <li>Informing the public about environmental noise maps for large urban areas (referred to as ‘agglomerations’ in the END and in these regulations), major roads, major railways and major airports as defined in the END and</li> </ul> <p>Preparing action plans based on the results of the noise where necessary, and preserve environmental noise quality where it is good.</p>	<p><b>The LDP2 has a duty to adhere to the requirement of the Scottish Noise regulations in terms of the prevention and reduction of noise pollution.</b></p>
<p><b>Climate Change (Scotland) Act 2009</b></p>	<ul style="list-style-type: none"> <li><b>Part 1</b> of the Act, creates the statutory framework for greenhouse gas emissions reductions in Scotland by setting an interim 42 per cent reduction target for 2020, with the power for this to be varied based on expert advice, and an 80 per cent reduction target for 2050. To help ensure the delivery of these targets, this part of the Act also requires that the Scottish Ministers set annual targets, in secondary legislation, for Scottish emissions from 2010 to 2050.</li> </ul>	<p><b>The LDP2 has a key role to play in developing a policy framework and land use spatial strategy that will contribute towards the challenging targets and objectives set out in the Act.</b></p>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<ul style="list-style-type: none"> <li>• The Scottish Ministers will take advice on the targets they set. In the first instance this advice will be provided by the UK Committee on Climate Change. However, <b>Part 2</b> of the Act contains provisions which will allow the Scottish Ministers to establish a Scottish Committee on Climate Change or to designate an existing body to exercise advisory functions should it be decided that this is appropriate.</li> <li>• <b>Part 3</b> places duties on the Scottish Ministers requiring that they report regularly to the Scottish Parliament on Scotland's emissions and on the progress being made towards meeting the emissions reduction targets set in the Act.</li> <li>• <b>Part 4</b> places climate change duties on Scottish public bodies. This Part also contains powers to enable the Scottish Ministers, by order, to impose further duties on public bodies in relation to climate change.</li> </ul> <p>The Act includes other provisions on climate change in <b>Part 5</b>, including adaptation, forestry, energy efficiency and waste reduction. Public engagement is a significant feature of <b>Part 6</b> of the Act, which also includes provision on carbon assessment.</p>	
<p><b>Climate Change Plan: Third Report on Proposals and Policies 2018 – 2032 (RPP3)</b></p>	<p>By 2032, Scotland will have reduced its emissions by 66% against 1990 levels. This will be an enormous transformational change – achieved by Government and the public, private and third sectors alongside families and communities. It is an exciting time for Scotland with tremendous opportunities, not only in reducing emissions but in growing and diversifying our economy, improving the wellbeing of our people, and protecting and enhancing our natural environment.</p>	<p><b>The LDP2 has a role in contributing to the vision of the RPP3 with particular consideration to energy consumption in buildings, renewable energy and the integration and promotion of sustainable transport networks within the context of land use planning in order to help reduce emissions into the atmosphere.</b></p>



Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
<p><b>Climate Ready Scotland: Scottish Climate Change Adaptation Programme 2019-24</b></p>	<p>The Adaptation Programme is a requirement by Section 53 of Climate Change (Scotland) Act 2009.</p> <p><b>Programme Vision</b></p> <p>We live in a Scotland where our built and natural places, supporting infrastructure, economy and societies are climate ready, adaptable and resilient to climate change.</p> <p><b>Outcomes:</b></p> <p>Outcome 1: Our communities are inclusive, empowered, resilient and safe in response to the changing climate</p> <p>Outcome 2: The people in Scotland who are most vulnerable to climate change are able to adapt and climate justice is embedded in climate change adaptation policy</p> <p>Outcome 3: Our inclusive and sustainable economy is flexible, adaptable and responsive to the changing climate.</p> <p>Outcome 4: Our society’s supporting systems are resilient to climate change</p> <p>Outcome 5: Our natural environment is valued, enjoyed, protected and enhanced and has increased resilience to climate change</p>	<p><b>The Council will take cognisance of the new national Adaptation Programme within the development of the emerging local Adaptation Strategy and LDP2. Adaptation will play a key role within the development plan by ensuring new developments are designed in such a way that they are resilient to the predicted effects of climate change and address adaptation.</b></p>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<p>Outcome 6: Our coastal and marine environment is valued, enjoyed, protected and enhanced and has increased resilience to climate change</p> <p>Outcome 7: Our international networks are adaptable to climate change</p>	
<p><b>Climate Change (Emissions Reductions Targets) (Scotland) Act 2019</b></p>	<p>Sets targets for greenhouse gas emissions reduction, in relation to a 1990/95 baseline, of 75% by 2030, 90% by 2040 and net zero by 2045.</p>	<p>The targets set out in the Climate Change (Emissions Reductions Targets) (Scotland) Act 2019 will influence the way in which development proposals are assessed through the LDP. This includes an expectation of higher design standards in terms of sustainability and energy efficiency, in order to contribute towards national emissions reduction targets.</p> <p>Carbon reduction will therefore be a key component for the LDP2 and this will be reflected in the spatial development strategy which will promote sustainable design as part of a low carbon economy that is energy efficient, improves air quality and contributes to net zero emissions by 2045 and climate change mitigation and adaptation. In addition, Policy 9: Climate Change, Sustainability and Energy Infrastructure will set out climate change mitigation, adaptation and wider sustainability measures to meet the aforementioned targets.</p>
<p><b>National Air Quality Strategy -Revised 2000</b></p>	<ul style="list-style-type: none"> <li>• To improve and protect ambient air quality in the UK in the medium-term</li> <li>• To protect people’s health and the environment without imposing unacceptable economic or social costs</li> <li>• The Strategy sets objectives for eight main air pollutants to protect health</li> </ul>	<p>The LDP2 has a role to play in contributing to air quality objectives and meeting the National exceedence targets for emissions levels.</p>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<p>Local authorities work towards achieving the objectives prescribed by regulation for seven of the pollutants: benzene; 1, 3-butadiene; carbon monoxide; lead; nitrogen dioxide; particles (PM10); and sulphur dioxide.</p>	
<p><b>Cleaner Air for Scotland – The Road to a Healthier Future - 2015</b></p>	<p>The mission is ‘To protect and enhance health, wellbeing, environment, place-making and sustainable economic growth through improved air quality across Scotland’</p> <p>The strategy includes a number of actions across health, placemaking, climate change, legislation and policy, communication and transport.</p>	<p><b>The LDP2 has a role to play in contributing to air quality especially the key areas highlighted in CAFS – health, placemaking, climate change and transport.</b></p>
<p><b>Scotland’s Zero Waste Plan (2010)</b></p>	<p>It aims to drive change and inspire households, businesses, community groups, local authorities and the wider public sector to change the way they view and deal with waste. It contains a broader approach to tackle all waste, not just waste collected by councils.</p> <ul style="list-style-type: none"> <li>• The plan proposes a new way of looking at the materials Scotland produces - recognising everything designed, produced and used is a resource which has a value. It will introduce 'radical' new measures, including:</li> <li>• Landfill bans for specific waste types, aiming to reduce greenhouse gas emissions and capturing their value</li> <li>• Separate collections of specific waste types, including food (to avoid contaminating other materials), to increase reuse and recycling opportunities and contributing to the Scottish Government's renewable energy targets</li> <li>• Two new targets that will apply to all waste: 70 per cent target recycled, and maximum five per cent sent to landfill, both by 2025</li> </ul>	<p><b>The LDP2 should set the policy framework for the development of new waste management facilities. It should also safeguard any existing or proposed waste management infrastructure. Its policies should encourage management of construction waste on site where possible and the design of development which provides for the storage and collection of waste, including recycled waste.</b></p>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<ul style="list-style-type: none"> <li>Restrictions on the input to all energy from waste facilities, in the past only applicable to municipal waste</li> <li>Encouraging local authorities and the resource management sector to establish good practice commitments and work together to create consistent waste management services, benefitting businesses and the public.</li> </ul>	
<p><b>Environmental Protection Act 1990 Part II a Contaminated Land</b></p> <p><b>Contaminated Land (Scotland) Regulations 2000. (SI 2000/178)</b></p>	<p>The Act provides a Regulatory regime for the identification and remediation of contaminated land and is subject to the 2000 Regulations and Statutory Guidance.</p>	<p><b>The LDP2 must take into account the provisions of the Act and the Regulations regarding the identification and remediation of contaminated land within East Dunbartonshire.</b></p>
<p><b>Water Environment Water Services (Scotland) Act 2003</b></p>	<p>The Act sets out the arrangements for the protection of the water environment. The aim of the Act is to protect and improve the ecological status of the water environment whilst also protecting the social and economic interests of those who depend on the water environment. The Act aims to:</p> <ul style="list-style-type: none"> <li>Promote sustainable water use.</li> <li>Ensure the water environment achieves good ecological status.</li> </ul> <p>Promote sustainable flood management.</p>	<p><b>The LDP2 must take into account the potential effect of its implementation on the ecological status of the water environment within East Dunbartonshire.</b></p>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
<p><b>Flood Risk Management (Scotland) Act 2009</b></p>	<p>The Act provides a more sustainable and modern approach to flood risk management, suited to the needs of the 21<sup>st</sup> century and to the impact of climate change. The Act will also create a more joined up and coordinated process to manage flood risk at a national and local level. Specific measures within the Flood Risk Management (Scotland) Act 2009 include:</p> <ul style="list-style-type: none"> <li>• A framework for coordination and cooperation between all organisations involved in flood risk management;</li> <li>• Assessment of flood risk and preparation of flood risk management plans;</li> <li>• New responsibilities for SEPA, Scottish Water and Local Authorities in relation to flood risk management;</li> <li>• A revised, streamlined process for flood protection schemes;</li> <li>• New methods to enable stakeholders and the public to contribute to managing flood risk, and;</li> </ul> <p>A single enforcement authority for the safe operation of Scotland's reservoirs.</p>	<p><b>The LDP2 must take into account the provisions of the Act, in particular the assessment of flood risk and the preparation of flood risk management plans.</b></p>
<p><b>Scotland's Economic Strategy 2015</b></p>	<p><i>Scotland's Economic Strategy</i> sets out how we will deliver on our vision for Scotland. It brings increased focus to the dual objectives of boosting competitiveness and tackling inequality, and sets out the priorities we will target to achieve these mutually reinforcing goals.</p> <p><b>The approach to <i>Scotland's Economic Strategy</i> is underpinned by four priorities for sustainable growth:</b></p>	<p><b>The LDP2 must take into account the Strategy's content along with our local EDS when developing the policy framework and spatial strategy for the development plan.</b></p>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<ul style="list-style-type: none"> <li>• <b>Investing</b> in our people and our infrastructure in a sustainable way;</li> <li>• Fostering a culture of <b>innovation</b> and research and development;</li> <li>• Promoting <b>inclusive growth</b> and creating opportunity through a fair and inclusive jobs market and regional cohesion; and</li> </ul> <p>Promoting Scotland on the <b>international</b> stage to boost our trade and investment, influence and networks.</p>	
<p><b>National Transport Strategy 2020: Protecting Our Climate and Improving Lives</b></p>	<p>The National Transport Strategy (NTS2) sets out an ambitious and compelling vision for Scotland’s transport system for the next 20 years.</p> <p><b>Vision:</b> We will have a sustainable, inclusive, safe and accessible transport system, helping deliver a healthier, fairer and more prosperous Scotland for communities, businesses and visitors</p> <p>There are four priorities to support that vision.</p> <ul style="list-style-type: none"> <li>• reduces inequalities</li> <li>• takes climate action</li> <li>• helps deliver inclusive economic growth</li> <li>• improves our health and wellbeing</li> </ul>	<p><b>The LDP2 must take into account the Strategy’s content along with our LTS when developing the transport related policy framework and spatial strategy for the development plan.</b></p>
<p><b>Land Reform (Scotland) Act 2016</b></p>	<p>An Act of the Scottish Parliament to make provision for a land rights and responsibilities statement; to establish the Scottish Land Commission, provide for its functions and the functions of the Land Commissioners and the Tenant Farming</p>	<p><b>The LDP2 must take into account all the provisions set out within the Act, in particular the land ownership rights, rights to force the sale of land to communities to further sustainable development and the relationship with the</b></p>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<p>Commissioner; to make provision about access to, and provision of, information about owners and controllers of land; to make provision about engaging communities in decisions relating to land; to enable certain persons to buy land to further sustainable development; to make provision for non-domestic rates to be levied on shootings and deer forests; to make provision about the change of use of common good land; to make provision about the management of deer on land; to make provision about access rights to land; to amend the law on agricultural holdings to provide for new forms of agricultural tenancy, to remove the requirement to register before tenants of certain holdings can exercise a right to buy, to provide a new power of sale where a landlord is in breach of certain obligations, to provide about rent reviews, to expand the list of the persons to whom holdings can be assigned or bequeathed and to whom holdings can be transferred on intestacy and to make provision about landlords' objections to such successor tenants, to provide for certain holdings to be relinquished where landlords agree or assigned to persons new to or progressing in farming, to provide for a 3 year amnesty period in relation to certain improvements carried out by tenants, and to provide for notice of certain improvements proposed by landlords; and for connected purposes.</p>	<p><b>Community Empowerment Act 2015 through wider engagement with communities in decisions relating to land.</b></p>
<p><b>Land Use Strategy for Scotland</b></p>	<p>Getting The Best From Our Land: A Land Use Strategy For Scotland 2016 - 2021 sets out land use policy for the next five years.</p> <p>It is Scotland's second Land Use Strategy and builds on the foundations of the first, retaining the Vision, Objectives and Principles for Sustainable Land Use.</p>	<p><b>The LDP2 should take account of the Strategy's core principles for sustainable land use to help achieve sustainability in development and land use change.</b></p>



Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<p>It contains a land use framework for land use and business/ the environment and communities and policies and proposals, including one recognising the relationship with the statutory spatial planning system – SPP and NPF2 and Development Plans.</p>	
<p><b>Making More of Scotland's Land: Scottish Land Commission: Our Strategic Plan 2018 – 2021</b></p>	<p>This Strategic Plan sets out how the Scottish Land Commission will contribute to the Scottish Government's central purpose 'to focus the government and public services on creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth'. The Strategic Plan will build on the policy direction established through the Land Reform (Scotland) Acts 2003 and 2016, the Community Empowerment (Scotland) Act 2015, the Land Rights and Responsibilities Statement and the foregoing reviews of Land Reform and Agricultural Holdings. More widely it will ensure the Scottish Land Commission's work contributes to the successful delivery of Government strategies including the Economic Strategy, Land Use Strategy, National Planning Framework, planning reform, and the Climate Change Plan.</p>	<p><b>The key areas where the LDP2 should take account of the Strategic Plan and its findings are related to the Strategic Priorities, in particular 'Land for Housing and Development' and 'Land Use Decision-Making'. The Plan seeks to stimulate reform in both an urban and rural context, identifying measures to bring vacant and derelict land into use for housing and other productive development; reviewing ownership constraints to delivery of housing, including land banking; reviewing ownership constraints to land assembly for development; and investigating ways in which a more strategic approach to public interest-led development and land supply can unlock more productive use of development land.</b></p>
<p><b>Scottish Heritage Canals Strategy 2013-38</b></p>	<p>This strategy sets out how Scottish Canals will manage canal heritage and may be used as a guide for others with responsibility for, or an interest in, aspects of that heritage. Our charitable arm, the Scottish Waterways Trust is our main delivery partner and implementing this strategy will also help to achieve its strategic aims.</p> <p>The five-year plan, which forms Part 2 of the strategy, sits below these documents, as a functional or operational plan or programme.</p>	<p><b>The LDP2 has a key role to play in implementing the strategy for the protection of the part of the Forth and Clyde Canal Scheduled Monument and related listed buildings and their settings in East Dunbartonshire, including the Category A Listed triple bridge (canal aquaduct) at Kirkintilloch.</b></p>

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	<p>Our ambitions for the future of the canal network are described in the Vision for Scottish Canals. This future includes maintaining and enhancing access and harnessing development and commercial opportunities. Whilst canal heritage may be maintained and enhanced by maintenance and development programmes and by the Scottish Waterways Trust and partner initiatives, the heritage strategy deliberately focuses on specific, significant cultural and natural heritage which might not otherwise be prioritised.</p> <p>This strategy includes all types of cultural and natural heritage associated with Scottish Canals. As well as engineering structures and buildings, our estate includes archaeological sites, historical documents and artefacts.</p> <p>This strategy is a live document and so can be adapted at any stage.</p>	
<p><b>SEPA Scotland River Basin Management Plan 2</b></p>	<p>River basin management planning protects and improves Scotland’s water environment for the benefit of people, wildlife and the economy.</p> <p>Much of the water environment in Scotland is in good condition. However, there are still significant problems affecting water quality, physical condition, water flows and levels, and the migration of wild fish. Invasive non-native species are also damaging aquatic plant and animal communities.</p> <p>The river basin management plans for Scotland set out a range of actions to address these impacts. They are produced every six years by SEPA on behalf of Scottish Government. They cover</p>	<p><b>The LDP2 must take into account the potential effect of its implementation on the ecological status of the water environment within East Dunbartonshire.</b></p>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<p>actions for all responsible authorities in Scotland. They summarise:</p> <ul style="list-style-type: none"> <li>•the state of the water environment;</li> <li>•pressures affecting the quality of the water environment where it is in less than good condition;</li> <li>•actions to protect and improve the water environment;</li> <li>•a summary of outcomes following implementation.</li> </ul>	
<p><b>SEPA Climate change allowances for flood risk assessment in land use planning guidance (2019)</b></p>	<p>Sets out recommended allowances for climate change that can be applied to Flood Risk Assessments submitted in support of planning applications and Strategic Flood Risk Assessments to inform the spatial strategy of development plans. It supersedes previous advice on climate change allowances for flood risk assessment in land use planning.</p>	<p><b>The LDP2 should take account of these recommended allowances so that the Council is adhering to best practice in relation to climate change mitigation and the assessment of flood risk.</b></p>
<p><b>Reforming the Planning System</b></p>	<p>The Planning (Scotland) Act 2019 was passed by the Scottish Parliament in June 2019. This will determine the future structure of the modernised planning system. Key aspects include:</p> <ul style="list-style-type: none"> <li>• Development plans – LDPs and NPF to be reviewed every 10 years, rather than five years</li> <li>• Purpose for planning – linked to the exercise of development plan functions, with references to sustainable development and achieving national outcomes</li> <li>• NPF – housing targets to be included; and new outcomes, including improving health and well-being of people, increasing rural population, improving equality and eliminating discrimination, meeting greenhouse gas</li> </ul>	<p><b>The LDP2 will need to take account of the Planning Act and any subsequent secondary legislative requirements where this is appropriate to do so taking into account the transitional arrangements and the Scottish Government’s progress in enacting the reforms.</b></p>

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	<p>reduction targets, and securing positive effects for biodiversity</p> <ul style="list-style-type: none"> <li>• LDP – participation of children and young people, evidence report and gatecheck examination by reporter</li> <li>• Supplementary guidance – no longer has ‘development plan’ status</li> <li>• Local place plans – prepared by community bodies</li> <li>• Open space strategy and forest and woodland strategy – to be published by planning authorities</li> <li>• Strategic development plans abolished – and replaced by Regional Spatial Strategies.</li> </ul>	
<p><b>Realising Scotland’s full potential in a digital world: a Digital Strategy for Scotland 2017</b></p>	<p>Through this Strategy, the Scottish Government will hopes to ensure that Scotland is recognised throughout the world as a vibrant, inclusive, open and outward-looking digital nation.</p> <p><b>Our Vision is of a Country Which:</b></p> <ul style="list-style-type: none"> <li>• Stimulates innovation, welcomes investment and promotes its digital technologies industries</li> <li>• Develops internationally competitive, digitally mature businesses across all sectors</li> <li>• Designs and delivers digital public services around the needs of their users</li> <li>• Shares and opens up non-personal data as a source of innovation and efficiency</li> <li>• Has a public sector that operates on contemporary, digital, platform-based business models</li> <li>• Is led by a Government that "gets digital" and supports its staff to operate in digital ways</li> <li>• Provides high quality connectivity across the whole of our country</li> </ul>	<p><b>The LDP2 will need to ensure that it take the overall vision and specific action programme for the Scottish Government Digital Strategy into account when developing and implementing the development plan. This will be particularly relevant in relation to the consultation procedures adopted and the publication of documents using a variety of mediums.</b></p>

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	<ul style="list-style-type: none"> <li>• Is recognised internationally as a natural test bed for innovation in connectivity</li> <li>• Focuses its education and training systems on expanding its pool of digital skills and capabilities</li> <li>• Tackles the current gender gap in digital skills and careers</li> <li>• Enables everybody to share in the social, economic and democratic opportunities of digital</li> <li>• Creates the conditions which safeguard workers and enables Scottish society to address concerns about the digital world</li> </ul> <p>Is secure and resilient to cyber threat and risk.</p>	
<p><b>Scottish Energy Strategy: The Future of Energy in Scotland 2017</b></p>	<p>A 2050 Vision for Energy in Scotland:</p> <p>A flourishing, competitive local and national energy sector, delivering secure, affordable, clean energy for Scotland’s households, communities and businesses.</p> <p>The Strategy is guided by three core principles: A whole-system view, an inclusive energy transition and a smarter local energy model.</p> <p>The Strategy will guide the decisions that the Scottish Government, working with partner organisations, needs to make over the coming decade. It will support work already planned or underway to achieve our long term climate change targets, and to address the impact of poor energy provision.</p>	<p><b>The national Energy Strategy will have interactions for many policy areas part of the new LDP2, which the Council will need to take account of. These areas include, sustainable economic growth, climate change mitigation and adaptation, transport and renewable energy.</b></p>

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<p><b>The Government’s Programme for Scotland 2019-20</b></p>	<p>Includes ambitions for decarbonisation of buildings via use of low-carbon technologies and energy efficiency measures. Due to be updated in 2021 to reflect the increased ambition of the new targets set in the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019.</p> <p>Outlines various likely climate change-related requirements on public bodies, including: new homes using renewable or low-carbon heat by 2024; Net Zero Carbon Standard for new public buildings; Heat Networks Bill<sup>1</sup>; statutory footing and accelerated timescale for LHEES.</p>	<p><b>The LDP2 will need to reflect the urgency of addressing the climate change emergency through both the Spatial Development Strategy and in individual community areas at a site level. Relevant policies will also be required to set out policy measure to meet specific objectives and targets.</b></p>
<p><b>Regional</b></p>		
<p><b>Clydeplan: Glasgow &amp; Clyde Valley Strategic Development Plan 2017</b></p>	<p><b>Vision for Clydeplan</b></p> <ul style="list-style-type: none"> <li>• The Place We Want to Create – By 2036 Glasgow and the Clyde Valley will be a resilient, sustainable compact city region attracting and retaining, investment and improving the quality of life for people and reducing inequalities through the creation of a place which maximises its economic, social and environmental assets ensuring it fulfils its potential as Scotland’s foremost city region.</li> </ul>	<p><b>By setting the spatial development strategy and supporting policies at a regional level, Clydeplan aims to achieve alignment with the Scottish Governments national outcomes and helps to direct and inform the local interpretation for planning. This will need to be fully reflected within the LDP2.</b></p>
<p><b>Glasgow and Clyde Valley Forestry and Woodland Strategy, 2012</b></p>	<p>The Strategy recognises the role of trees, woods and forests as essential to the environment, livelihood and culture. It also supports the delivery of woodland based opportunities as part of the wide green network in the Glasgow and Clyde Valley region and establishes a framework to guide local level interventions.</p> <p>It aims to ‘increase the economic, social and environmental contribution that forests and woodlands make to Glasgow and the Clyde Valley. This requires us to make the most of both our</p>	<p><b>The LDP2 should support the vision of the Glasgow and Clyde Valley Forestry and Woodland Strategy. It should consider the role of woodland and forestry in East Dunbartonshire and the role this can play in integrating with the green network.</b></p>

<sup>1</sup> Introduced to Scottish Parliament March 2020. <https://www.parliament.scot/parliamentarybusiness/Bills/114590.aspx>

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	<p>existing woodlands and to created opportunities for new ones where they add most value to the environment, local communities and society as a whole’. The Vision is intended to be delivered with a 25 year life span</p>	
<p><b>Clydeplan Supplementary Guidance Forestry and Woodland Strategy (Emerging)</b></p>	<p>The aim of the Strategy is to guide woodland expansion and management of woodlands in the Clydeplan area, providing a policy and spatial framework to optimise the benefits for the local economy, communities and the environment. Specifically, it will:</p> <ul style="list-style-type: none"> <li>• promote the creation of high quality, multi-objective woodland;</li> <li>• inform the design and management of woodland in the Clydeplan area;</li> <li>• assist in protecting and enhancing value woodland;</li> <li>• inform woodland planting to secure biodiversity net gain and environmental net gain;</li> <li>• inform development of future Local Development Plans (LDP) and Supplementary Planning Guidance (SPG) for the local authorities within the Clydeplan area;</li> <li>• inform local authority development management, investment and asset management decisions on proposals that include woodland removal or woodland creation;</li> <li>• guide local authority responses to consultation on</li> <li>• planting proposals and applications for grant support for woodland creation and management;</li> <li>• assist with the development and approval of Felling Permissions, Forest District Strategic Plans and long-term Forest Plans and Land Management Plans; and,</li> <li>• guide development and delivery of grant support for</li> </ul>	<p><b>The LDP2 should support the updated vision of this Strategy including its guidance for woodland expansion and restocking in different landscape character areas. It should consider the role of woodland and forestry in East Dunbartonshire and the role this can play in integrating with the natural environment and green network.</b></p>

## Environmental Report

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	forestry activities via the Scottish Rural Development Programme (SRDP) and its successors.	
<b>A Green Network Strategy for the Glasgow City Region 2017</b>	The Green Network is embedded in national and regional plans and is part of the Placemaking Policy principles in the GCVSDP (Clydeplan).	<b>The LDP2 has a role to play in the protection and enhancement of Green Networks within East Dunbartonshire by integrating the objectives of the Glasgow &amp; Clyde Valley Green Network with development and land use change through setting a policy framework and identifying requirements for Land Use Proposals.</b>
<b>Neighbouring Authority Development Planning and other Strategic Actions</b>	<p>The neighbouring authorities in which this would relate include:</p> <ul style="list-style-type: none"> <li>• West Dunbartonshire Council</li> <li>• Stirling Council</li> <li>• North Lanarkshire Council and</li> <li>• Glasgow City Council</li> </ul> <p>This will include documents that could potentially impact on East Dunbartonshire, for example:</p> <ul style="list-style-type: none"> <li>• Local Development Plans</li> <li>• Local Housing Strategies</li> <li>• Local Transport Strategies</li> </ul>	<b>The LDP2 should ensure through comprehensive consultation and involvement from all stakeholders that the information contained with the East Dunbartonshire LDP2 compliments existing or future neighbouring authority strategic actions and that there are no overlaps or contradictory policy areas.</b>
<b>Antonine Wall Management Plan 2014-19 (Updated version due for adoption end of 2020)</b>	<p>The Management Plan sets out the significance of the proposed Antonine Wall World Heritage Site, and provides a vision and a framework for an integrated and consensual approach to the management of the Site while ensuring outstanding universal values are conserved.</p> <p>The Plan's long term aims for 2014-44 are:</p> <ul style="list-style-type: none"> <li>• Safeguard and enhance the Outstanding Universal Value of the World Heritage Site by managing, conserving and protecting the Site and its cultural and natural landscape setting</li> </ul>	<b>The LDP2 will need to consider the requirements set out in the Antonine Wall Management Plan to ensure the protection and conservation of the WHS within East Dunbartonshire. It should ensure that any actions proposed within the Plan are sensitive to the setting and value of the Antonine Wall.</b>



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	<ul style="list-style-type: none"> <li>• Promote awareness and understanding of this Outstanding Universal Value to local, regional, national and global audiences by improving physical and intellectual accessibility</li> <li>• Realise the World Heritage Site’s full potential as an education and learning resource</li> <li>• Build strong structural and organisational partnerships with local, national and international organisations; strengthen engagement with local communities; and contribute to sustainable economic growth</li> <li>• Balance wider environmental concerns in the sustainable management of the World Heritage Site</li> </ul> <p>Increase research opportunities nationally and internationally and use this new research to underpin work to protect and promote the World Heritage Site.</p>	
<p><b>Regional Transport Strategy 2008-2021 – A Catalyst for Change</b></p>	<p>The RTS for the Strathclyde area presents a vision for “A world class, sustainable transport system that acts as a catalyst for an improved quality of life for all”. The RTS has the following objectives:</p> <ul style="list-style-type: none"> <li>• Safety and Security - to improve safety and personal security on the transport system;</li> <li>• Modal Shift - to increase the proportion of trips undertaken by walking, cycling and public transport;</li> <li>• Excellent Transport System - to enhance the attractiveness, reliability and integration of the transport network;</li> <li>• Effectiveness and Efficiency - to ensure the provision of effective and efficient transport</li> </ul>	<p><b>The LDP2 should consider the integration of RTS objectives, and outcomes into the land use planning process.</b></p> <p><b>The RTS is currently in the initial stages of review and the LDP2 should take cognisance of any new information made available to the LDP team during the process of developing LDP2.</b></p>

Environmental Report

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<p>infrastructure and services to improve connectivity for people and freight;</p> <ul style="list-style-type: none"> <li>• Access for All - to promote and facilitate access that recognises the transport requirements of all;</li> <li>• Environment and Health - to improve health and protect the environment by minimising emissions and consumption of resources and energy by the transport system; and</li> <li>• Economy, Transport and Land-use Planning - to support land-use planning strategies, regeneration and development by integrating transport provision.</li> </ul> <p>Through these objectives, the RTS aims to facilitate the following outcomes, aligned with the Scottish Government’s National Outcomes:</p> <ul style="list-style-type: none"> <li>- Improved connectivity</li> <li>- Access for all;</li> <li>- Reduced emissions and</li> <li>- Attractive, seamless, reliable travel.</li> </ul>	
<p><b>SEPA 2015, Clyde &amp; Loch Lomond Flood Risk Management Strategy and SEPA, East Dunbartonshire Council et al 2016, Local Flood Risk Management Plan for Clyde &amp; Loch Lomond Local Plan District</b></p>	<p>This Strategy summarises flood risk in the area, objectives and actions and actions to manage flood risk in the potentially vulnerable areas.</p> <p>The associated Management Plan provides information on flood risk management, who and what is involved, actions and potentially vulnerable areas. It helps provide an efficient, sustainable and co-ordinated approach to flood-risk management.</p>	<p><b>The LDP2 must take into account the objectives of the Strategy, in particular the assessment of flood risk and ensuring development avoids or adapts to this.</b></p>

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	<p>These actions aim to reduce the risks and impacts of flooding, prepare and protect people and communities, and make a real difference to how we recover from any future flood events.</p>	
<p><b>Regional Economic Strategy 2017 - 2035</b></p>	<p>This sets out a vision, opportunities and challenges, 11 objectives and an action plan. The objectives are:</p> <ul style="list-style-type: none"> <li>• Attract and retain talent and enterprises relocating to Glasgow City Region.</li> <li>• Improve economic outcomes for all through addressing long standing barriers in the labour market such as skills and health, both for those who are currently out of work and those on low incomes.</li> <li>• Create a skills and employment system that meets the current and future needs of Glasgow City Region businesses and supports our residents to access jobs and progression opportunities.</li> <li>• Grow the presence of Scotland’s Growth Sectors in the city region so that we increase the total number of Glasgow City Region’s businesses and employees who work in these sectors.</li> <li>• Significantly improve the productivity of Glasgow City Region’s diverse business base through increased investment, innovation and exporting.</li> <li>• Increase the number of sustainable and high growth start-ups surviving beyond five years.</li> <li>• Grow Glasgow City Region supply chain activity whose growth underpins the success of Glasgow City Region sectors.</li> <li>• Building on the City Deal bring forward in parallel strategic programmes, projects, and associated investment that maximise the value of the Deal.</li> </ul>	<p><b>The LDP2 should contribute towards the Strategy’s objectives by ensuring that the development potential of land for employment and business uses is maximised, safeguarding existing business and employment land, encouraging high footfall business and commercial uses to locate in town centres and by providing the best conditions for investment in business and commercial opportunities.</b></p>

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	<ul style="list-style-type: none"> <li>• Maximise the potential of the key Glasgow City Region economic assets.</li> <li>• Actively promote Glasgow City Region globally, with a focus on international investment opportunities.</li> <li>• Increase the number of housing and commercial completions and decrease the amount of derelict and vacant land</li> </ul>	
<p><b>Glasgow City Region Economic Action Plan February 2017</b></p>	<p>The and actions are categorised under the following ambitions:</p> <ul style="list-style-type: none"> <li>• Our city region will be a vibrant, attractive, and welcoming place where people want to live, work and study, and where businesses want to grow, relocate and invest in.</li> <li>• By 2035 we will exceed the Scottish and UK average employment rates and increase the number of jobs in our city region by over 100,000.</li> <li>• We will become the best region in the UK at retaining graduates through a partnership with our universities, colleges and business.</li> <li>• We will work with the Scottish and UK Governments to ensure that post-study work visa policies allow us to retain talent and grow our regional economy.</li> <li>• We will increase the working population by over 50,000 by 2035.</li> </ul> <p>We will provide modern and attractive housing and office space that will allow our communities to flourish and businesses to grow.</p>	<p><b>The LDP2 should contribute towards implementing the action plan by encouraging business and commercial development in town centres and sites safeguarded for business and employment and encouraging this type of development to be high quality design which contributes to placemaking in the towns and villages.</b></p>
<p><b>Glasgow and Clyde Valley Housing Need</b></p>	<p>A Housing Need and Demand Assessment (HNDA) is an important evidence base required by the Scottish Government to inform the preparation of the Main Issues Reports and Local</p>	<p><b>The LDP2 will need to take into account the findings of the SDP, HNDA and targets set within the EDC LHS in order to</b></p>

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<p><b>and Demand Assessment</b></p>	<p>Development Plans. The HNDA covering East Dunbartonshire is prepared jointly with other local authorities through the Glasgow and Clyde Valley Housing Market Partnership (GCVHMP).</p> <p>The role and remit of the GCVHMP is:</p> <ul style="list-style-type: none"> <li>• to develop a clear shared understanding of the operation of the housing market across the city region;</li> <li>• to develop a long term strategic view which addresses both the interaction of various tenures in the housing system and the actual dynamics of housing systems, which operate across local authority administrative boundaries;</li> <li>• to encourage and support dialogue between various players at regional level; in doing so a greater multi-disciplinary perspective on the operation of the housing system/market, complementing existing activity at local authority level;</li> <li>• to share information and intelligence, including relevant contextual material and policy information;</li> <li>• to support core members in the analysis and interpretation of housing market intelligence;</li> <li>• to assist with the development of an HNDA and to ensure its findings are disseminated and regularly reviewed; and,</li> <li>• in undertaking the above, to thereby deliver a 'robust and credible' HNDA for LHS and Development Plan purposes.</li> </ul>	<p><b>align planning and housing policy areas towards the common goal of promoting housing delivery.</b></p>

## Environmental Report

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	<p>The HNDA informs housing and planning policy, and sets housing supply targets and the land requirements necessary to meet the estimated need and demand.</p>	
<p><b>Climate Ready Clyde: Glasgow City Region Climate Change Adaptation Strategy (emerging)</b></p>	<p>The intention is for this to be a regional Strategy for Climate Change Adaptation. East Dunbartonshire are one of the Partner organisations responsible for developing the Strategy. The development of this regional Strategy will be closely aligned with the production of the EDC Adaptation Strategy (detailed below).</p>	<p><b>The LDP2 will need to take the emerging City-Region Strategy into account when considering the risks, opportunities and actions regarding climate change adaptation. The link with the emerging EDC Adaptation Strategy will also need to be closely aligned with the outcomes of the LDP2 process.</b></p>
<p><b>Local (East Dunbartonshire Council)</b></p>		
<p><b>East Dunbartonshire Community Planning Partnership Local Outcome Improvement Plan (LOIP) 2017-2027</b></p>	<p>The LOIP outlines the strategic direction, priorities and local outcomes for East Dunbartonshire Council that will be delivered in partnership with the Community Planning Partners. It sets a vision for East Dunbartonshire</p> <p><i>‘Working together to achieve the best with the people of East Dunbartonshire.’</i></p> <p>The LOIP also hosts a number of Local Outcomes and Guiding Principles for the Community Planning Partners to adhere to and strive for.</p>	<p><b>The LOIP sets out the Council’s core vision. The preparation of a new LDP2 will form an important part of this vision and support many of the required changes that are identified in the LOIP. In particular, the aim of Local Outcome 1 is that East Dunbartonshire has “a sustainable and resilient economy with busy town and village centres, a growing business base, and is an attractive place in which to visit and invest”. The new LDP2 will play a key role in helping to achieve this aim by ensuring that the right development is located in the right places.</b></p>
<p><b>Locality Plans</b></p>	<p>The Locality Plans respond to the requirements of the Community Empowerment (Scotland) Act 2015 and will be a distinctive local expression of the Vision, Outcomes and Guiding Principles of the emerging Local Outcome Improvement Plan (LOIP). Within East Dunbartonshire these are known as ‘Place Plans’. There are currently four Place Plans either in place or being prepared. These cover the following Place Areas:</p> <ul style="list-style-type: none"> <li>• Auchinairn</li> </ul>	<p><b>The LDP2 will take into account the Locality Plans (Place Plans) produced for areas identified as being socially-economically disadvantaged. The Locality Plans and LDP2 should complement each other where the localities of Auchinairn, Hillhead and Harestanes, Twechar and Lennoxton are focussed on.</b></p>

## Environmental Report

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<ul style="list-style-type: none"> <li>• Hillhead and Harestanes,</li> <li>• Twechar</li> <li>• Lennoxton (2018-2023)</li> </ul>	
<b>Local Development Plan 2017 – 2022</b>	<p>The LDP for East Dunbartonshire sets the framework for the growth and development of East Dunbartonshire up to 2022 and beyond and establishes a presumption in favour of development that contributes to sustainable development as defined in Scottish Planning Policy.</p>	<p><b>The new LDP2 will carry forward the successful elements of the LDP1, including those policies, Supplementary/Planning Guidance which have been performing well for stakeholders and practitioners alike.</b></p>
<b>Sustainability and Climate Change Framework 2016</b>	<p>The SCCF is intended as a foundation for considering how Council policies, programmes, plans and strategies can contribute to the delivery of the Council’s main sustainability priorities:</p> <ul style="list-style-type: none"> <li>• Zero carbon: reducing carbon emissions</li> <li>• Maximising resilience to the impacts of climate change</li> <li>• Zero waste: reducing material use and waste generation</li> <li>• Reversing biodiversity decline</li> <li>• Sustainable materials</li> <li>• Maximising opportunities to promote health and wellbeing</li> <li>• Supporting fairness and reducing inequality locally and globally</li> <li>• Promoting community empowerment</li> <li>• Supporting local businesses.</li> </ul>	<p><b>The LDP2 will take into consideration each of the Strategic Aims and Commitments set out within the SCCF in order to align the policy framework and spatial strategy.</b></p>
<b>Open Space Strategy 2015-2020</b>	<ul style="list-style-type: none"> <li>• The East Dunbartonshire Open Space Strategy replaced the East Dunbartonshire Greenspace Audit and Strategy 2004. It sets the framework for current and future open space provision in the Council area, meeting the requirement of Scottish Planning Policy for local authorities to prepare an Open Space Audit and</li> </ul>	<p><b>The LDP should integrate the objectives of the Strategy with regards to the protection and enhancement of accessible open and greenspace within East Dunbartonshire.</b></p>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<p>Strategy. It also contributes to the development of the Central Scotland Green Network, promoted in the National Planning Framework 3. The Strategy will be reviewed and updated every 5 years.</p>	
<p><b>Green Network Strategy 2017-2022</b></p>	<p>The purpose of the Green Network Strategy (GNS) is to define the existing strategic green network in East Dunbartonshire using GIS mapping analysis to identify opportunities for the enhancement of the existing green network in both urban and rural locations. The opportunities mapping methodology was used to guide the identification of areas that are eligible for the expansion and/or enhancement of the green network in order to improve habitat connectivity, increase active travel provision and enhance access to open spaces, as well as health and wellbeing benefits and opportunities for adaptation to the effects of climate change.</p>	<p><b>The Green Network Strategy provides the Council with a viable and enforceable tool to define green network opportunities and will establish requirements for new green network open opportunities from development proposals together with the scale and nature of any planning obligations. The Strategy presents local, EDC-wide and regional opportunities which include the enhancement of the green network between neighbouring authorities. In doing so, the Green Network Strategy helped to inform the emerging LDP2 specifically in terms of green Infrastructure, green network and related planning obligations, as well as demonstrate synergies between both biodiversity and access.</b></p>
<p><b>Local Biodiversity Action Plan 2017-2021</b></p>	<p>The Local Biodiversity Action Plan (LBAP) takes a strategic approach to protecting biodiversity across the East Dunbartonshire Council-wide area, including Mugdock Country Park (Stirling Council and the Joint Committee for the Park were involved in issues related to the Park). The LBAP recognises the importance of biodiversity at both a national and a local level. The production of a new LBAP replaced the Dunbartonshire Biodiversity Action Plan 2013 (East Dunbartonshire and West Dunbartonshire) for an updated, co-ordinated and targeted approach to the protection and enhancement of biodiversity.</p> <p>An ecosystem approach was taken in the development of the LBAP, focussing on Urban, Rural, Woodland and Freshwater</p>	<p><b>The LBAP should impact the LDP2 by providing the Council with a viable and enforceable tool to protect and enhance biodiversity throughout East Dunbartonshire and will establish requirements for biodiversity enhancements and mitigation measures from development proposals together with the scale and nature of any planning obligations. The LDP2 should safeguard and ensure the management of priority species and habitats.</b></p>



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	<p>ecosystems. Each Ecosystem Plan has its own set of objectives and provides information on associated priority habitats and lists the priority species. The actions within the plan tend to take a habitat focused approach to conserving biodiversity but some species that need an additional helping hand or that we need to gather further survey information for may also have specific actions.</p>	
<p><b>Local Housing Strategy</b></p>	<p>The LHS gives an overview of the local housing system in the East Dunbartonshire area and highlights the strategic challenges and priorities that have been identified along with key partners and stakeholders. It considers the housing system as a whole and includes a housing supply target covering all tenures based on the outcomes of the Housing Need and Demand Assessment.</p> <p>The LHS will work towards directing housing investment and developing housing services across the locality over the next five years. It sets out five key outcomes, those relevant to planning are: People successfully access suitable and affordable housing in their community and tenure of choice; More people enjoy the benefits of living in diverse communities and sustainable places.</p>	<p><b>The preparation of Housing Need &amp; Demand Assessments, Local Housing Strategies and development plans are complementary work streams which should be aligned with the goal of promoting housing delivery of all tenures. The preparation of the LDP will therefore consider the overall strategy and key priorities within the LHS, in line with Scottish Government guidance and the requirements of the SDP, in setting out the spatial strategy for new housing.</b></p>
<p><b>Strategic Housing Investment Plan (SHIP)</b></p>	<p>The core purpose of the SHIP is to set out the investment priorities for affordable housing over a five year period to achieve outcomes in the local authority's Local Housing Strategy 2017-22 (LHS) and the Scottish Governments target of increasing the supply of affordable housing in Scotland by 50,000 units by 2021. The SHIP supplements the LHS and shows how the priorities identified in the LHS will be delivered in practice, focussing on prioritisation and deliverability of specific</p>	<p><b>The SHIP provides useful information regarding the estimated programming of each site identified to provide affordable housing and is updated annually. Whilst the SHIP is generally a 5 year planning tool it can contain 'opportunity' sites that may come forward and is a therefore a source of information for potential new sites that can be considered for inclusion in the LDP. The programming in the SHIP provides a reference point for understanding what</b></p>

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	<p>sites. The plan plays an important role to delivering a variety of affordable tenures that will help address housing imbalances within East Dunbartonshire.</p>	<p><b>could be an achievable amount of affordable housing to deliver over the plan period, although it should be noted that levels of funding available for housing delivery fluctuate and there remains doubt whether or not there will be similar levels of funding beyond 2021.</b></p>
<p><b>Local Transport Strategy 2020-25</b></p>	<p>The LTS sets out the objectives, strategy and transport actions and interventions for East Dunbartonshire Council. Transport Planning Objectives set the foundation for option generation as they ensure that options are aimed at providing solutions to the evidence-based problem or opportunity. Overall, the Transport Planning Objectives provide a clear set of aspirations for the Local Transport Strategy to work to achieve. The following Transport Planning Objectives have been set for the Local Transport Strategy</p> <ul style="list-style-type: none"> <li>• Increase modal shift towards more sustainable modes of travel for both travel to work/study and leisure trips.</li> <li>• Reduce inequality by providing high quality access for all.</li> <li>• Reduce emissions through reduced vehicle mileage in East Dunbartonshire.</li> <li>• Facilitate sustainable economic growth by improving connections across our boundaries and between our communities.</li> <li>• Improve health by increasing walking and cycling rates.</li> <li>• Improve safety on all modes of transport.</li> </ul>	<p><b>The LDP2 should consider the integration of LTS objectives, actions and committed projects into the land use planning process.</b></p>
<p><b>Active Travel Strategy 2015-2020</b></p>	<p>The ATS supplements the current LTS and sets a framework and evidence base for proposed programmes of active travel projects in East Dunbartonshire. The ATS is a strategy for</p>	<p><b>In support of the Active Travel Strategy, the LDP2 should support a sustainable land use spatial strategy that identifies proposal sites that will support active travel or</b></p>

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	<p>increasing participation in active travel in East Dunbartonshire spanning five years and will complement and deliver on transport objectives and interventions within the current Local Transport Strategy and feed into the next LTS. The strategy sets out an action plan, accompanied by a map of proposed enhancements, outlining a range of coordinated projects which deliver multiple benefits and value for money for the area. The action plan outlines actions for infrastructure projects as well as actions aimed to encourage behaviour change.</p>	<p><b>sustainable modes of transport for access giving communities more sustainable options while reducing the need for private car use.</b></p>
<p><b>Culture, Leisure and Sport Strategy 2016-2021 &amp; associated Sports Pitches Strategy</b></p>	<p>The CL&amp;S Strategy sets out the direction for culture, leisure and sport in East Dunbartonshire for at least the next 5 years by establishing an overarching ambition, objectives and actions for provision within the area.</p> <p><b>Strategy Ambition:</b>  <i>‘Through strong partnership working East Dunbartonshire will be a place with first class culture, leisure and sporting opportunities where people enjoy fulfilled and active lives. East Dunbartonshire will be recognised as a leader in the provision of culture, leisure and sport making a significant contribution towards the Scottish Governments purpose of creating a more successful country.</i></p> <p><i>We will further improve the health and wellbeing of our community by increasing participation in culture, leisure and sport. We will strengthen local partnerships and improve local infrastructure and facilities. We will safeguard and increase opportunities for all residents, workers, visitors and volunteers to take part. We will promote the benefits of participation in culture, leisure and sport and the opportunities available.’</i></p>	<p><b>The CL&amp;S Strategy and Sports Pitches Strategy will influence the approach to community facilities and open space in the LDP by ensuring that the policies and allocations comply with, and contribute to meeting, the ambition and 4 key objectives. The background information for the strategy contains a full stock take of the culture, leisure and sport facilities and assets in the area which, in conjunction with CAMP, will help to identify where pressures/ gaps in provision exist and in turn where improvements may be required. It also includes analysis of the outcome of related planning applications.</b></p>

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	<p>The CL&amp;S Strategy is supported by a Sports Pitches Strategy which sets out a clear framework for maintaining sufficient provision of sports pitches in East Dunbartonshire. The strategy contains an assessment of playing pitches for football, rugby union and hockey that are in public, private and third sector ownership, and sets out key opportunities and actions for improvement.</p>	
<p><b>Core Path Plan</b></p>	<p>The East Dunbartonshire Council Core Path Plan objectives are:</p> <ul style="list-style-type: none"> <li>• To improve the health and wellbeing of our communities by delivering a path network that gives everyone opportunities for uncomplicated everyday physical exercise,</li> <li>• To support the reduction of traffic congestion and pollution by providing everyone with opportunities to make journeys on foot and by bike,</li> <li>• To support local business by bringing visitors to the area, using our key routes such as the West Highland Way, the Forth and Clyde Canal and the Campsie Hills as destinations, linked with encouraging walking and cycling, and</li> </ul> <p>To support good farming and land management and minimise irresponsible behaviour by proactively managing access to the countryside.</p>	<p><b>The Core Path Plan promotes the enhancement of the wider countryside in East Dunbartonshire, with a particular focus around the natural environment and the associated benefits of improvements to these assets. Issues related to access will be addressed within the LDP2 and opportunities will be highlighted to improve accessibility. As such, the strategic direction and policy framework of the development plan will be aligned with those in the Core Path Plan.</b></p>
<p><b>Economic Development Strategy 2017-2020</b></p>	<p><b>Vision</b>                      East Dunbartonshire has a sustainable and resilient economy with busy town and village centres, a growing business base, and is an attractive place in which to visit and invest.</p> <p><b>Our Priorities</b></p> <ul style="list-style-type: none"> <li>• Town and Village Centres</li> <li>• Business Support and Growth</li> <li>• Increasing Tourism</li> </ul>	<p><b>The LDP2 should incorporate the objectives of the key issues, opportunities, priorities and key actions of the EDS with regards to the support and promotion of economic development within East Dunbartonshire.</b></p>

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	Sustainable Development	
<p><b>Food Growing Strategy 2020-25 emerging 2020</b></p>	<p>As set out in Section 9 of the Community Empowerment (Scotland) Act 2015, every local authority in Scotland has a duty to prepare a Food Growing Strategy for its area. The Food Growing Strategy intends to identify suitable land for allotments and for other food growing provisions, describe what reasonable steps will be taken to increase food growing opportunities throughout East Dunbartonshire, with a focus on whether there is scope to provide food growing opportunities in socio-economic disadvantaged areas, and identify how the Council will support and encourage community food growing. The Strategy will be developed in line with the Councils emerging Local Outcome Improvement Plan and Locality Plans. The Strategy will also inform the spatial strategy for the Local Development Plan process.</p>	<p><b>The Strategy will be developed in line with the Councils Local Outcome Improvement Plan and Locality Plans. The Strategy will also inform the spatial strategy for the Local Development Plan 2 process.</b></p> <p><b>The vision, aims, objectives and allocated community growing spaces for the FGS will be determined over the course of the production of the Strategy and alignment with the LDP2 will be a priority.</b></p>
<p><b>ED Health &amp; Social Care Partnership (HSCP) Joint Health Improvement Plan 2018-2021</b></p>	<p>This draft JHIP recognises there is opportunity to improve local and universal health and wellbeing throughout the authority, through sharing our (partners) collective objectives and actions. The Plan focuses on developing opportunities for individuals, families and communities to be much more involved in improving their own health and wellbeing. It also addresses inequality, against which actions will be identified to reduce the inequality gap; including; health, economic, social and geographical.</p> <p>The draft Plan sets out the key priorities and actions describing:</p> <ul style="list-style-type: none"> <li>• What is known about the priority</li> <li>• What the approach should be; and,</li> </ul> <p>What CPPs will do collectively to deliver joint ambitions</p>	<p><b>The LDP must take account of the JHIP in developing the policy framework and spatial strategy for East Dunbartonshire.</b></p>
	<p>Through the commitments set out within the LDP Policy 11: Network of Centres and Policy 12: Retail and Commercial Development, Town Centre Strategies have</p>	<p><b>The Town Centre Strategies and any Masterplans produced as a result of the Strategy development will support the development and implementation of the LDP2 to ensure</b></p>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
<p><b>Town Centre Strategies 2018</b></p>	<p>been produced for Bearsden, Bishopbriggs, Kirkintilloch and Milngavie.</p> <p>Each strategy includes an analysis of the strengths, weaknesses and opportunities within each town, which is based on the outcomes of a formal health check and engagement with key stakeholders. These in turn informed the specific aims and objectives for each centre. These were grouped into three separate themes – Attractive, Active and Accessible. These themes reflect the Scottish Government’s ‘Town Centre Toolkit’ and are considered to be the key ingredients to successful town centres and in encouraging people to use them on a regular basis.</p>	<p><b>that the retail and commercial centres are able to thrive and prosper in collaboration with key stakeholders, guide future development and encourage a greater level of interest in the growth and regeneration of centres.</b></p>
<p><b>Corporate Asset Management Plan</b></p>	<p>Corporate Asset Management Planning is central to the Council’s corporate improvement planning process and the Corporate Asset Management Plan sets out a framework for the effective management of all assets.</p> <p>The Plan:</p> <ul style="list-style-type: none"> <li>- Robustly examines how services can be improved through more effective management of the Council’s assets.</li> <li>- Provides a detailed understanding of the assets held by the Council so that value for money issues are effectively addressed and service improvements delivered.</li> <li>- Optimises the opportunities for the most effective deployment of assets.</li> </ul>	<p><b>The LDP2 process will need to take account of the CAMP in terms of its accommodation strategy, major assets projects, capital spending on land use assets/infrastructure and the deployment of assets.</b></p>
<p><b>East Dunbartonshire Climate Change</b></p>	<p>The Adaptation Strategy for East Dunbartonshire will set out a vision for a climate-resilient area and identify drivers, goals/objectives and specific adaptation supporting measures</p>	<p><b>The LDP2 will need to take into consideration the findings of the emerging EDC Adaptation Strategy with a particular focus on the findings of the Local Climate Impact Profile,</b></p>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
<p><b>Adaptation Strategy (emerging)</b></p>	<p>in which to take projects forward, along with project delivery arrangements and responsibilities. This Strategy will need to align with the regional CRC Strategy for Adaptation and cross-boundary issues and partnership projects will be considered. CRC will support East Dunbartonshire Council in the development of a local Climate Change Adaptation Strategy, which will be produced in parallel with each other to ensure they are closely aligned and opportunities can be identified for the benefit of East Dunbartonshire. Preparatory work for the Strategy will be undertaken at an early stage in order to provide the necessary data gathering, analysis and state of the environment for the Strategy development.</p>	<p><b>identification of vulnerable areas and groups and the risk/opportunities for East Dunbartonshire that can be aligned with the development planning process.</b></p>
<p><b>East Dunbartonshire Surface Water Management Implementation Plan 2016 - 2022 (SWMP)</b></p>	<p><b>This Plan is to meet the requirements of the Flood Risk Management (Scotland) Act 2009</b></p> <p>The Clyde and Loch Lomond Flood Risk Management Strategy has set the following high level objective for all SWMP areas:</p> <p><b>“Avoid an overall increase in flood risk including surface water flood risk”.</b></p> <p>This has been set for the Local Plan District and includes all areas in East Dunbartonshire including the SWMP areas. Reduce objectives have also been set for the SWMP areas, these include:</p> <ul style="list-style-type: none"> <li>• Reduce surface water flood risk in Bearsden (cycle 1);</li> <li>• Reduce surface water flood risk in Bishopbriggs (cycle 1);</li> <li>• Reduce surface water flood risk in Milngavie (cycle 1); and</li> </ul>	<p>The LDP2 must take into account the objectives of the Plan, in particular by encouraging the assessment of surface water flood risk and ensuring development avoids or adapts to this and/or Sustainable Drainage Systems are provided.</p>

Relevant PPS and Legislation	Summary / Objectives or requirements	How objectives and requirements influence or are influenced by the Local Development Plan 2
	<p>The SWMP partnership should then set more detailed objectives. The guidance for Surface Water Management Planning provides the following principals in setting the detailed objectives in the SWMP, these are:</p> <ul style="list-style-type: none"> <li>· Main impacts and sources of flooding should be referenced;</li> <li>· Where appropriate, specific return periods should be used. The return periods can be used to define the “avoid” objectives;</li> <li>· Baseline levels of flood risk should be included within the objectives to enable tracking of progress;</li> <li>· Objectives should focus on the flood risk reduction; and</li> <li>· Objectives should not set limits on the degree of flood risk avoidance or reduction.</li> </ul>	



Appendix B: Consultation Authority Responses to the LDP2 MIR Environmental Report

HISTORIC ENVIRONMENT SCOTLAND		
ISSUE	COMMENT	HOW HAS THIS BEEN ADDRESSED IN THE ASSESSMENT?
Annex 2 Environmental Report	We note that the MIR proposes to carry forward, the vision, sustainable development strategy and many of the policies and site allocations within the adopted LDP into LDP 2 with no or minimal wording changes. This is inclusive of the historic environment policies. We note that you do not consider these minor changes to be significant and in order to adopt a proportionate approach, the ER only assesses new Main Issues or Main Issues where significant changes are proposed. While we are satisfied that the key issues arising from the proposed new content have been assessed, as you move towards the Proposed Plan, you should be satisfied that the effects of the plan as a whole are taken into account (e.g. any significant effects identified in the preparation of the existing LDP that are being carried forward, including any in combination effects with new proposals).	Comments noted.

	<p>We note that the majority of the detailed individual site assessment is located within the Monitoring Statement Appendix 7 rather than in the ER itself. This does make reviewing the assessment of the MIR as a whole rather cumbersome as it requires cross-referencing between three separate documents.</p>	<p>The intention of this formatting was to avoid duplication of the MIR documentation and ER, while also remaining proportionate by combining the planning policy and SEA assessments. In order to provide clarity regarding the sites assessments for the Proposed Plan and there various designations/origins, we have been divided them between the following appendices and combined the assessments into Cumulative Assessments for each Community Area Policy.</p> <p>Proposed Plan and ER documentation:</p> <ul style="list-style-type: none"> <li>- Joint SEA and Planning Site Assessments (Monitoring Statement: Appendix 8: Site Assessments)</li> <li>- Appendix G SEA Site Assessments for</li> </ul>
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		Consented & Windfall Sites - Appendix H Site Assessments for Business and Employment Sites - Appendix I LDP1 Site Assessments (carried forward)
	We welcome that our comments at scoping and pre-MIR stage have been taken into account within the ER.	Comments noted.
<b>Environmental baseline data – Table 1</b>	There are some discrepancies between the data provided in this table and our own data website, for example, Table 1 states there are 48 scheduled monuments within East Dunbartonshire but the HES portal identifies only 40 scheduled monuments. We recommend that the table is updated to reflect the latest data.	This was a typo as our records reflect those of the HES portal. The data has been updated within the Proposed Plan ER baseline data.
<b>Environmental Issues – Table 2</b>	We welcome that the wide range and number of historic environment assets in East Dunbartonshire is recognised along with the need to protect and manage these assets. We welcome that the historic environment is recognised as a contributor to the area as a tourist destination, however, you may wish to consider whether this could be broadened to reflect the role that the historic environment plays in the distinctive local character and sense of place within East Dunbartonshire and its contribution to health and wellbeing and placemaking for example.	Expansion of the historic environment role in terms of placemaking and contribution to health and wellbeing has been incorporated into the Environmental Issues Table.
<b>SEA objectives – Table 4</b>	We are content with the wording of the SEA objective for cultural heritage.	Comment noted.
<b>Section 4 – Mitigation and Monitoring</b>	We welcome that mitigation measures are being considered and incorporated into the assessments and that the SEA alterations and mitigation will be used to form key requirements and conditions at project level.	Comment noted.
	For specific site assessments it may be useful to consider having a separate column/row to show the impact before and after proposed mitigation to allow the results of the mitigation to be easily identified and effectiveness evaluated.	Comment noted.

	<p>For the monitoring indicators proposed in Table 6 we would note that it may be difficult to quantify a percentage of development within the setting of a historic environment asset as defining setting of individual assets can be difficult and is not easily done using specific radii or mapping. You may also wish to consider separating out the first indicator into two to show the percentage of developments with positive effects and separately the percentage of those with negative effects to allow for easier evaluation of the relevant historic environment policies. In addition, we note that HES is identified as a data source for these indicators and while we are content to be identified as a source for data on designated assets we do not hold relevant data regarding decisions taken.</p>	<p>Monitoring indicators for cultural heritage have been altered to reflect the comments provided. In addition, HES has been retained as a data source but EDC noted as the source for the relevant data regarding decisions taken.</p>
<i>Appendix D</i>	<p>We note that the first SEA criterion for cultural heritage may conflate the setting of the FRE(AW) WHS with its buffer zone. There may be the potential for confusion using the current wording, therefore you may wish to clarify this criterion with reference to section 3 of the Supplementary Planning Guidance for the WHS.</p>	<p>The Criteria has remained the same given that it requires impacts on the WHS and/or its buffer zone, which separates them. In addition, the site assessment commentary differentiates between the two distinct elements and details what would be impacted by any proposed development.</p>
<i>Appendix E</i>	<p>We are content with the assessment of the alternatives and selection of the preferred option for the 7 main objectives to be included in LDP2.</p>	<p>Comment noted.</p>
<i>Appendix F</i>	<p>For the most part we are content with the assessments provided for the main issues and policy assessments, however, we have the following comments to make:</p>	<p>Comment noted.</p>
<i>Issue 3 – Housing in Bearsden</i>	<p>The assessment for both alternatives finds a major negative impact on cultural heritage. We note and welcome that our comments at the Call for Sites stage have been taken into account and none of the sites that we suggested would have significant adverse impacts on the historic environment have been brought</p>	<p>Sites were assessed and given anticipated assessments ratings</p>

## Environmental Report

	<p>forward. Given that the sites which have been brought forward in the preferred option are considered to be suitable for development with the proposed mitigation in place we are not clear why the assessment finds this to be a major negative impact. As noted above, it may be useful to have a way of showing the impacts both before and after mitigation to demonstrate the effectiveness (or not) of proposed mitigation.</p>	<p>taking into consideration the predicted impacts from their development and mitigation measures are implemented prior to and during the Development Management process.</p>
<p><i>Issue 4 – A81 transport corridor</i></p>	<p>We welcome that consideration is being given to the potential impacts on the historic environment given the proximity of the corridor to assets in some areas. We agree that the impacts are uncertain at present and will remain so until further details are provided.</p>	<p>Comment noted.</p>
<p><i>Issues 5, 12, 19, 27, 31 – Visitor economy in Bearsden, Bishopbriggs, Kirkintilloch, Lenzie and Waterside, Milngavie, Twechar.</i></p>	<p>We are content with the assessments of the alternatives and the selection of the preferred options. Given that a number of the proposed Tourism Asset Areas are nationally important historic environment assets, we welcome that impacts on cultural heritage are considered in the assessment. We agree that providing specific criteria should help to encourage appropriate development and allow for clearer assessment of potential environmental impacts at an early stage.</p>	<p>Comment noted.</p>
<p><i>Issue 10 – Westerhill area regeneration</i></p>	<p>We note that the assessment for both alternatives find a potential uncertain or major negative impact on cultural heritage for the regeneration area and that the Antonine Wall WHS and buffer zone are identified as environmental constraints. Given that none of the individual site assessments (in Monitoring Statement Appendix 7) have identified the Antonine Wall WHS as a constraint and that HES have not raised any issues with any of the sites regarding the WHS or buffer zone, we are not clear why such a significant negative impact is being predicted. Further detail in the assessment may help to clarify this.</p>	<p>The Westerhill regeneration area, as mapped on page 37 of the MIR, includes areas within the AW WHS buffer zone (north of B819) and borders the line of the Antonine Wall at the A803.</p> <p>Site assessments in the area detailed above</p>

		<p>include the AW WHS as a constraint and until additional detail and information is known regarding the route of the Bishopbriggs Relief Road Phase 5, proposed locations for enabling business and housing development the Council considers development in this location to be a potential risk to cultural heritage.</p> <p>All of this information will be taken forward and the whole site area, including any development proposals, assessed within the emerging Masterplan and corresponding SEA.</p>
<p><i>Issue 11 – Housing at Bishopbriggs</i></p>	<p>We are content with the assessment of the options and finding of no significant impacts for cultural heritage and we welcome that our comments at pre-MIR stage have been taken into account in the individual site assessments. Although they have not been included in the preferred option, it is not clear why some of the individual sites have been given a minor negative impact where they are located within the Antonine Wall buffer zone and in close proximity to the site of the Wall itself, whilst others have been given a major negative impact (for example sites S341 and S340). Further detail in the narrative section of the assessments in the Monitoring Statement Appendix 7 would help to make this clear.</p>	<p>Site assessments have been revised to take into account the comments raised while retaining uncertainties of impacts until ground investigations and additional surveys are undertaken to determine the impacts on the WHS.</p>

<p><i>Issue 13 – Cemetery provision in Bishopbriggs</i></p>	<p>It is not entirely clear in the assessments of either the ER or the individual site assessments in Appendix 7 of the Monitoring Statement, whether only allocation S356 or both S356 and S342 are being taken forward and it would be helpful to clarify this in the assessments. Although we have provided advice on the larger allocation previously we have now provided further detail on the potential impacts of the cemetery allocation in our MIR comments above. Given the location within the WHS buffer zone and proximity to the site of the wall itself it is not clear why the assessment for this site finds only a minor negative impact on cultural heritage. Further detail on this aspect of the assessment would be helpful to clarify this.</p>	<p>S356 is the only allocation to be taken forward into the plan. An individual assessment of S356 has been undertaken (Monitoring Statement Appendix 8: Site Assessments) and cultural heritage rating altered to significant negative with uncertainties until further impacts through design and layout and ground investigations are carried out for the cemetery expansion.</p>
<p><i>Issue 22 – Removal of Lennox Castle housing allocation</i></p>	<p>We have provided detailed comments on the preferred option to remove the allocation in the MIR comments above. Given the potential for significant and major positive impacts on cultural heritage from the alternative option and major negative impacts from the MIR preferred option it is not clear in either the ER or Appendix 7 Monitoring Statement assessments why the alternative (and SEA preferred) option has not been preferred in the MIR. Further justification for this decision should be provided in the narrative of the ER assessment.</p>	<p>The Lennox Castle Housing Site has been removed from the housing allocation for Lennoxtown Community Area.</p>
<p><i>Issue 30 – Regeneration and redevelopment of Twechar through allocations at</i></p>	<p>While we are content with the assessments of alternatives in the ER for this main issue, we note that the individual site assessment for allocation 6.41 at Glen Shirva Avenue states N/A for information provided by Key Agencies. We have previously provided the following comments at Call for Sites stage:</p> <p>The principle of development is already established on this site, which was carried forward to the first Local Development Plan from Local Plan 2. It is in a sensitive location, within the World Heritage Site buffer zone, immediately to the south of a point where the Forth &amp; Clyde Canal: Kirkintilloch to Auchinstarry</p>	<p>Appropriate mitigation measures / Key Requirements have been included for housing sites (8.H1 and 8.H2) to ensure WHS protection and avoidance of any adverse</p>

## Environmental Report

<p><i>MacDonald Crescent, Glen Shirva Road and the Canalside</i></p>	<p>Farm, SM 6769, intersects with the Antonine Wall World Heritage Site. Immediately to the south of the land allocation is the Twechar Roman temporary camp, SM 7075, the remains of a temporary camp which housed soldiers who built the Antonine Wall. The physical and visual relationship between the camp and the remains of the Wall is therefore extremely important to an understanding of both the World Heritage Site and the scheduled monument. The land is currently used as informal green space.</p> <p>While the principle of development on this site is established, the impact of development in this area should be mitigated as part of the development management process, with careful consideration given to design, especially scale and massing of buildings and open areas.</p>	<p>impacts through development.</p>
<p><i>Issue 51 – Should the visitor economy /tourism policy set out criteria and have a focus on key assets</i></p>	<p>While we have no concerns with the assessments of alternatives within the ER there is a lack of detail around potential impacts on cultural heritage and it is therefore not clear how the assessment finds an uncertain/minor positive impact on cultural heritage. Given that a number of the key assets/tourism asset areas are focused on historic environment assets it would be useful to have more detail in the narrative around this aspect of the assessment.</p>	<p>Comment noted – Within the Proposed Plan/ER Policy 16 sets out the Tourism Policy for East Dunbartonshire. The policy ensures the protection of the natural and historic environment with regards to any development detailing that they should protect and enhance the value of the tourism assets and their natural and historic settings.</p>
<p><i>Issue 53 – Conservation Areas and Townscape Protection Areas review</i></p>	<p>We are content with the assessment of the alternatives and welcome the preferred option. We would reiterate our comments in the MIR section on clarifying the wording of this main issue but note that the narrative of the assessment helps to make the issue clear.</p>	<p>Comment noted.</p>



**Environmental Report**

<p><i>Issue 54 – Locally important historic gardens and designed landscapes</i></p>	<p>We are content with the assessment of the alternatives and welcome the preferred option. We would reiterate our comments in the MIR section on clarifying the wording of this main issue but note that the narrative of the assessment helps to make the issue clear.</p>	<p>Comment noted.</p>
<p><i>Appendices G, I and J – Cumulative Assessment</i></p>	<p>While we welcome that cumulative assessments have been undertaken, the lack of any narrative supporting the matrices makes it difficult to understand how these assessments have influenced the MIR and whether any mitigation is proposed as a result of the assessments. A narrative to give further detail regarding these assessments would be helpful.</p>	<p>The cumulative matrices were developed to provide the Council with the overall cumulative impacts for each Community Area (including alternative packages where relevant) and Area-wide. Individual site commentary, mitigation and key requirements were developed and have been integrated into the housing and business and employment sections for each Community Policy within the Proposed Plan.</p>
<p><b>NatureScot</b></p>		
<p><b>ISSUE</b></p>	<p><b>COMMENT</b></p>	<p><b>HOW HAS THIS BEEN ADDRESSED IN THE ASSESSMENT?</b></p>
<p><i>Appendix E: Key Objectives Compatibility Assessment</i></p>	<p>We are broadly in agreement with the assessment of the seven objectives included in the ER and which will be incorporated into LDP 2.</p>	<p>Comment noted.</p>

## Environmental Report

<p><b>Appendix F: Main Issues / Policy Assessment</b></p>	<p>We agree in the main with the findings relative to the assessment of the Main Issues /Policy Assessments. However, given our response to the MIR, we offer the following specific comments in respect of Appendix F of the Environmental Report.</p>	<p>Comment noted.</p>
<p><b>Issue 10 – How should the Westerhill area be regenerated?</b></p>	<p>We consider it essential that the Low Moss and High Moss LNCS sites are protected and that the new recreational access links and potential LNR are delivered as indicated in the preferred option of the MIR. We consider these could potentially be delivered by the alternative option too. There is no clear reasoning in the SEA to demonstrate otherwise.</p> <p>We understand the two alternatives considered in the SEA assessment to be:</p> <ol style="list-style-type: none"> <li>1. Extend the area for mixed use development.</li> <li>2. Retain the current LDP policy promoting redevelopment of the existing business and employment and/or brownfield land at Westerhill for mixed use development.</li> </ol> <p>The assessment findings identify both options as major negative/uncertain across the SEA topics including biodiversity, landscape, soils and geology. The assessment does not show potential positive impacts that would arise from protecting the LNCS or delivery of the LNR.</p> <p>The Preferred MIR option/alternative however is 1 which requires extension of the area beyond that in LDP 1. The SEA preference is for the alternative 2 as this would restrict the extent of future development to only the existing sites.</p> <p>It is unclear in the ER as to the justification for the approach taken given the negative findings and potentially more damaging environmental implications of Alternative 1.</p> <p>Although potential mitigation is provided on associated individual sites within Appendix 7 (LDP 2: Monitoring Statement (MS)), there is no clear mitigation identified cumulatively, or to address the adverse impacts of what is identified as the more environmentally damaging option.</p>	<p>The Westerhill Regeneration Area will be taken forward through a Masterplan process. All development proposals, reasonable alternatives and environmental considerations (impacts and enhancement opportunities) will be explored through Masterplan production and corresponding SEA exercise.</p>
<p><b>Issue 11 – Where should new housing in</b></p>	<p>The assessment findings identify the preferred option as major negative/uncertain across the majority of SEA topics with the exception of cultural heritage. Whilst, we are supportive in part for some housing sites identified within the preferred housing package, we have also expressed concern about a number of potential sites, particularly those which cover all of the High Moss LNCS site and potential LNR, as well as</p>	<p>Some sites, including those within the Westerhill Regeneration Area were classified as 'Subject to Further</p>

<p><b>Bishopbriggs go?</b></p>	<p>areas adjacent to Low Moss LNCS. The sites are identified as requiring to be ‘subject to further assessment’.</p> <p>It is our understanding that the SEA recommendation is to remove the sites ‘subject to further assessment’ from the preferred housing package until the assessments are undertaken.</p> <p>It is also our understanding that in the absence of a ‘reasonable alternative’ the SEA cumulatively assessed the preferred sites (excluding those subject to further assessment) and indicates that this would be the SEA preferred option with the integration of mitigation for individual sites.</p> <p>Development within or outwith the hydrologically sensitive peatland habitats of the Low Moss and High Moss LNCS, singularly or cumulatively could have potential effects on the integrity of the habitats within them. Also, further assessment could potentially result in no developable area.</p> <p>We suggest that consideration and assessment of a ‘reasonable alternative ‘ could have been to present an alternative package of sites, for example excluding those currently identified as requiring ‘further assessment’ or using the alternative of not allocating sites for development.</p> <p>We acknowledge the potential mitigation for individual sites as identified in the related Appendix 7 of the LDP Monitoring Statement. Notwithstanding, should any development go ahead, we consider that clear, detailed, robust and unambiguous site specific mitigation will be required that ensures protection of the peatland, the LNCS, and the future LNR along with the promised new recreational access routes to it.</p> <p>We have provided further comments on these sites in our MIR response.</p>	<p>Assessment’ at the MIR stage. These sites have now been allocated within the Bishopbriggs Community Policy as they meet the Council’s Spatial Strategy (Monitoring Statement Appendix 8: Site Assessments). Proposed mitigation/Key Requirements have been developed for the individual housing and business and employment proposals.</p> <p>The lack of reasonable alternatives and package options (within the MIR and Proposed Plan) that meet the Council’s Spatial Strategy has been justified and explained within the aforementioned Appendix.</p> <p>The Westerhill Regeneration Area will be taken forward through a Masterplan process. All development proposals, reasonable alternatives</p>
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		<p>and environmental considerations (impacts and enhancement opportunities) will be explored through Masterplan production and corresponding SEA exercise.</p> <p>The Council concurs that for any development to take place that clear, detailed and robust site specific mitigation will be required that ensures protection of the peatland, the LNCS, and the future LNR along with the new recreational access routes to it.</p>
<p><b>Issue 16 – Should the LDP2 revisit vacant and derelict business land in Kirkintilloch and potentially re-allocate for alternative uses?</b></p>	<p>In the assessment of Alternative 1 (the preferred option) we consider that the identified/predicted ‘no significant effect’ on biodiversity to be inaccurate. Vacant and derelict land potentially contain the highest levels of biodiversity in urban areas. We recommend that a major negative/ uncertain effect is likely and that the assessment is revised accordingly.</p> <p>We have provided further comments on this in our MIR response.</p>	<p>Comments taken into consideration and assessment ratings and commentary updated for relevant site assessments within the Proposed Plan.</p>

<p><b>Issue 17 – Where should new housing in Kirkintilloch, Lenzie and Waterside be located?</b></p>	<p>Negative effects are mainly predicted from the ‘preferred option’. We note again that there is not a ‘reasonable alternative’ to the preferred option. We suggest that consideration and assessment of a ‘reasonable alternative’ could have been to present an alternative package of sites, for example excluding those currently identified in the preferred alternative/option as requiring ‘further assessment’ or using no development sites as an alternative.</p>	<p>The lack of reasonable alternatives and package options (within the MIR and Proposed Plan) that meet the Council’s Spatial Strategy has been justified and explained within the Monitoring Statement Appendix 8: Site Assessments.</p>
<p><b>Issue 28 – Where should new housing in Torrance and Baldernock be located?</b></p>	<p>Given that the predicted effects include major negative across some topics, we again in the absence of a ‘reasonable alternative’ suggest that consideration and assessment of a ‘reasonable alternative’ could have been to present for example, none of the sites in the preferred package of sites, or a preferred package of sites excluding all those currently identified as requiring further assessment.</p>	<p>The lack of reasonable alternatives and package options (within the MIR and Proposed Plan) that meet the Council’s Spatial Strategy has been justified and explained within the Monitoring Statement Appendix 8: Site Assessments.</p>
<p><b>Issue 30 – Should LDP2 continue to support the regeneration and repopulation of Twechar through the allocation of sites at MacDonanld Crescent, Glen</b></p>	<p>Alternative 1, (preferred option) predicts major negative/uncertain effects across a number of topics, whilst the alternative, which involves the revaluation of existing sites predicts no significant effects or uncertain effects across the topics and is the SEA preferred option/alternative. We acknowledge that relevant mitigation will be applied to existing allocations. However, we are uncertain about the value of or justification for the assessment in such instances.</p>	<p>Comment noted.</p>

<p>Shirva Road and Canalside?</p>		
<p><b>Issue 41 – How can LDP2 ensure that new development protects biodiversity more effectively?</b></p>	<p>As for Issue 30 above, the preferred option differs from the SEA preferred option, although the SEA option scores better. However, it is acknowledged that a measurable net gain as in the SEA preferred option would be difficult to realise. As such it may not be a reasonable option.</p>	<p>Comment noted.</p>
<p><b>Issue 49 – Should all the currently designated business and employment sites be carried forward to LDP 2 or should any be reallocated to alternative use?</b></p>	<p>We note the assessment of the 3 alternatives:-</p> <ol style="list-style-type: none"> <li>1. Maintain the majority of business and employment sites – limited change.</li> <li>2. Carry all business and employment sites forward – no change.</li> <li>3. Deallocate any business and employment sites that are not likely to come forward in the short term – major change.</li> </ol> <p>Whilst we generally agree with the assessments of the SEA, we draw your attention to our comments on specific sites included in the MIR.</p> <p><b>Issue 10:</b> Westerhill, Bishopbriggs.  <b>Issue 11:</b> New Housing in Bishopbriggs.  <b>Issue 16:</b> Vacant and derelict business land in Kirkintilloch.  <b>Issue 17:</b> New Housing in Kirkintilloch.  <b>Issue 32:</b> Badenheath.</p>	<p>As part of the Proposed Plan, vacant or partially vacant Business and Employment Sites were assessed and integrated into the relevant Community Policy Area assessments to illustrate the likely impacts of development opportunities within each community.</p> <p>The Regeneration Areas (Westerhill and Kirkintilloch Gateway) taken forward and the</p>

		<p>whole site areas, including any development proposals, assessed within the emerging Masterplan and corresponding SEA.</p> <p>The individual site assessments (housing and business and employment allocations) along with the detailed mitigation measures/Key Requirements identified will be utilised, updated and expanded upon at the Masterplan stage.</p>
<p><b>Appendix G: Community Area Cumulative Site Assessment</b></p>	<p>Whilst, we generally agree with the findings of the assessment we consider greater clarity/ explanation should be provided on how these assessments have or are likely to influence the MIR or forthcoming Plan.</p> <p>We do however understand and acknowledge that in the Community Areas where the preferred housing package includes allocations subject to ‘further assessment’ these have been subject to cumulative assessment against the cumulative assessment of the package without ‘the further assessment sites’ and that these findings are used to demonstrate the SEA preferred option.</p>	<p>Comments noted.</p>
<p><b>Appendix I: Cumulative Issues / Policy Assessment</b></p>	<p>Again, whilst we would not disagree in general with the assessment findings, we are again unclear as to how these have influenced the MIR or forthcoming Plan. Perhaps, for example to employ additional mitigation measures to offset any of the additional cumulative adverse environmental impacts?</p>	<p>The cumulative matrices were developed to provide the Council with the overall cumulative impacts for each Community Area and Area-wide. Individual site commentary, mitigation and key requirements</p>

		<p>were developed and have been integrated into the housing section for each Community Policy within the Proposed Plan.</p>
<p><b>Appendix J: Cumulative Site Assessment – LDP MIR Preferred Options</b></p>	<p>We understand this to be a cumulative assessment of Housing Issues relative to each Community Area. The predominant scoring appears to be negative across all topics. Again we are unclear as to how this assessment has influenced the MIR or forthcoming Plan. Perhaps for example, to employ additional mitigation measures to offset any of the additional cumulative adverse environmental impacts?</p>	<p>The cumulative matrices were developed to provide the Council with the overall cumulative impacts for each Community Area and Area-wide. Individual site commentary, mitigation and key requirements were developed and have been integrated into the housing section for each Community Policy within the Proposed Plan.</p>
<p><b>Section 4.1: Mitigation</b></p>	<p>We welcome the identification of mitigation measures for individual site allocations in Appendix 7 of the Monitoring Statement and incorporation into each of the assessments where necessary to avoid, reduce, mitigate or off-set potential adverse impacts and enhance neutral or positive environmental impacts identified.</p> <p>We also note and welcome that where sites are allocated (para 3.21.3) the information will form the basis for key site requirements as part of the adopted LDP 2 and any future Development Briefs/ Frameworks. Also, when applications are received, the SEA suggested alterations and mitigation measures will put conditions in place, to ensure integration at project level.</p> <p>If taken forward, the intended approach of incorporating the identified mitigation as a basis for key requirements would we consider, provide greater certainty for a design-led approach from the outset. It</p>	<p>Comment noted.</p>



## Environmental Report

	<p>will also make the SEA more effective in ensuring that mitigation measures are not lost and instead embedded in the Plan.</p> <p>We have highlighted elsewhere in this response, that there is likely to be a need to ensure that the suggested mitigation will need to be developed further and used as a basis to provide clearly expressed, detailed, unambiguous and robust requirements/mitigation.</p>	
<b>4.2 Monitoring</b>	We note the specific measures that are to be taken to monitor the significant environmental effects of the implementation of LDP 2 will form part of the Post-Adoption Statement. We also note the indicators and SEA monitoring framework (Table 6) will directly align with the monitoring framework for LDP 2.	Comment noted.
<b>SEPA</b>		
<b>ISSUE</b>	<b>COMMENT</b>	<b>HOW HAS THIS BEEN ADDRESSED IN THE ASSESSMENT?</b>
<b>Local Development Plan 2 – Environmental Report</b>	We have used our scoping consultation response to consider the adequacy of the ER. For convenience, these comments have been structured to reflect that of the ER. Please note, this response is in regard only to the adequacy and accuracy of the ER and any comments we may have on the plan itself will be provided separately.	Comment noted.
	As the plan is finalised, East Dunbartonshire Council as Responsible Authority, will be required to take account of the findings of the Environmental Report and of views expressed upon it during this consultation period. As soon as reasonably practical after the adoption of the plan, the Responsible Authority should publish a statement setting out how this has occurred. We normally expect this to be in the form of an "SEA Statement" similar to that advocated in the <a href="#">Scottish Government SEA Guidance</a> . A copy of the SEA statement should be sent to the Consultation Authorities via the Scottish Government SEA Gateway on publication.	Comment noted.
<b>Appendix 1: Comments on the Environmental Report (ER)</b>		
<b>General Comments</b>	We welcome the inclusion of the table in appendix B of the ER which summarises comments from the consultation authorities at scoping stage and how these were taken into consideration. We are satisfied	Comment noted - Clarity regarding the influence

## Environmental Report

	that in general our comments have been taken into account and that an adequate assessment of the options for LDP2 has been carried out. However, it is not always clear how the assessment findings have influenced the MIR or forthcoming plan.	of the SEA assessment findings on the Proposed Plan are contained within the Proposed Plan ER and will also be set out within the Post-Adoption Statement.
	It is noted that a combined approach between planning policy and SEA has been taken to form a single comprehensive assessment for each proposed development site and this is set out in LDP 2: MS appendix 7, which is separate from the main ER. We agree there is no need to carry out a separate environmental assessment for the SEA. We are satisfied with the approach of structuring this part of the assessment as part of the main issues assessment and grouping sites into community areas to streamline the assessment. However, if a revised ER for the proposed plan is to be prepared it would be useful if it could make clear what mitigation is required for sites where there are negative environmental impacts and how the findings have influenced the plan.	Mitigation measures / Key Requirements have been developed for all development proposals and integrated into the Community Area Policies within the Proposed Plan.
	The SEA commentary and proposed mitigation for the assessment of issues are useful but it would have also been useful for some commentary to explain the score for the cumulative assessment of community areas.	Comment noted.
	Section 3.2.2 states that all environmental factors with the exception of Air Quality were scoped into the assessment. It would appear that this is an error as air quality was included in the assessment. We support the inclusion of air quality in the assessment.	This statement was included in error and as pointed out Air Quality was included within the scope of the assessment.

Appendix C: SEA Policy Assessment Criteria and Questions

Environmental Factor	SEA Objective	SEA Criteria – will the vision/objective/ policy option in the LDP2...?
Population and Human Health	1. To improve human health and community wellbeing.	<p>Tackle social, economic and environmental deprivation in a sustainable manner?</p> <p>Support sustainable environment?</p> <p>Promote improved accessibility to the local environment, including green network and multifunctional open space for all community groups?</p> <p>Promote the provision of open space to meet the needs of development?</p> <p>Encourage accessibility to public transport and local amenities in town and village centres?</p> <p>Take cognisance of particular development needs of different population groups and people with protected characteristics?</p>
Cultural Heritage	2. To protect, conserve, and where appropriate enhance the historic environment	<p>Afford protection, and where appropriate, enhance the historic environment of the area?</p>
Biodiversity Flora and Fauna	3. To protect, enhance, create and, where necessary, restore biodiversity and encourage habitat connectivity.	<p>Encourage the safeguarding of all designated sites, priority LBAP habitats and priority species from adverse impacts, loss and fragmentation within the area?</p> <p>Promote the connectivity and integration of habitats, including the green network habitat links?</p> <p>Promote the importance of biodiversity within the local environment?</p> <p>Contribute to the protection of the Green Network or lead to its enhancement?</p>
Soil and Geology	4. To maintain or improve soil quality, prevent any further degradation of soils and conserve recognised geodiversity assets.	<p>Reduce areas of potentially contaminated land through appropriate remediation and redevelopment?</p> <p>Promote functioning soil habitats suitable for appropriate usage (including community growing schemes)?</p> <p>Promote the use and development of vacant and derelict and brownfield land over the allocation of greenfield land for development?</p> <p>Protect peatland / carbon-rich soils from development?</p> <p>Ensure an avoidance of development in areas of ground instability?</p> <p>Safeguard surface coal resource?</p>
Landscape	5. To protect and enhance the landscape character, local distinctiveness and promote access to the wider environment.	<p>Safeguard the special qualities of Local Landscape Areas and landscape character?</p> <p>Encourage the appropriate redevelopment of previously developed land?</p> <p>Promote the integration of open spaces and the green network for residents, workers and visitors?</p>
Water Quality	6. To prevent deterioration and, where possible, enhance the water environment.	<p>Protect and where necessary enhance the water environment?</p> <p>Promote the efficient use of water?</p>
Air Quality	7. To prevent deterioration and, where possible, enhance air.	<p>Promote good air quality within East Dunbartonshire?</p> <p>Support sustainable transport modes, reducing private car usage?</p> <p>Encourage the provision of zero carbon developments?</p> <p>Encourage accessibility to public transport and local amenities in town and village centres?</p>

Environmental Factor	SEA Objective	SEA Criteria – will the vision/objective/ policy option in the LDP2...?
Climatic Factors	<p>8. To contribute towards the reduction of Scottish greenhouse gas outputs in line with Government targets.</p> <p>9. To reduce overall flood risk by ensuring new development is not at risk of flood risk and it doesn't add to the risk elsewhere. For areas already at flood risk secure management measures.</p>	<p>Contribute to the Scottish Government's greenhouse gas emissions reduction targets?</p> <p>Promote renewable energy and heat development, renewable energy and heat and energy efficiency within general new development?</p> <p>Promote increased use of active travel and public transport?</p> <p>Actively avoid the allocation of land in flood risk areas?</p> <p>Encourage flood prevention measures where appropriate?</p> <p>Seek to protect and carbon-rich and peatland soils?</p> <p>Protect waste management assets?</p> <p>Seek to protect, create or enhance natural resources for flood alleviation and carbon capture?</p>
Material Assets	<p>10. To promote the sustainable use of community assets, natural resources and material assets.</p>	<p>Support the use of vacant and derelict land for development?</p> <p>Support a sustainable transport network?</p> <p>Encourage additional allocations, improvement to and afford protection to public open spaces?</p> <p>Promote the effective use and improved access to open space, recreational and community-based activities?</p>

Appendix D: SEA Site Assessment Criteria and Questions

Environmental Factor	SEA Objective	SEA Criteria – will the proposal site...?
Population and Human Health	1. To improve human health and community wellbeing.	<p>Encourage employment opportunities within town centres or to areas in need of physical and social regeneration or create inward investment to the Council area?</p> <p>Through new development impact on noise or light pollution in existing settlements?</p> <p>Encroach upon areas of public open space or recreational provision, in particular green network access routes and core path network, or impact on their functions?</p> <p>Ensure adequate provision of open space, active travel routes and the green network?</p> <p>Be inappropriate as it will include housing or other sensitive receptors in the vicinity of SEPA regulated sites (for emissions to air, noise and odour)?</p> <p>Impact on existing sensitive receptors due to air, noise and/or odour emissions? (Including those proposals which require regulation by SEPA).</p>
Cultural Heritage	2. To protect, conserve, and where appropriate enhance the historic environment	<p>Impact on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and/or its setting (buffer zone)?</p> <p>Have a physical (direct) impact on any designated built heritage areas, including listed buildings or Scheduled Monuments Conservation Areas, gardens &amp; designed landscapes or archaeological sites and/or their setting (indirect)?</p> <p>Have a physical effect on a non-designated area of local built environment interest and/or its setting, including significant archaeological sites and townscape protection areas?</p>
Biodiversity Flora and Fauna	3. To protect, enhance, create and, where necessary, restore biodiversity and encourage habitat connectivity.	<p>Directly or indirectly impact on important functions or special interest of a designated sites of importance?</p> <p>Affect the connectivity of habitats, including the green network?</p> <p>Be in close proximity to a green network strategic asset, hub or habitat link or identified as a green network opportunity for habitat enhancement?</p> <p>Impact on or result in the removal of priority biodiversity habitats, including semi natural woodland?</p>
Soil and Geology	4. To maintain or improve soil quality, prevent any further degradation of soils and conserve recognised geodiversity assets.	<p>Be located on sensitive soils, including good quality agricultural land, peatland and carbon-rich soils?</p> <p>Provide the opportunity to remediate or enhance existing areas of potentially contaminated land, including through capping or remedial work?</p> <p>Are there any ground conditions/ instability/ topography that could impact on or limit development?</p> <p>Does the proposal comprise the redevelopment of brownfield, vacant and/or derelict land or greenfield land?</p> <p>Is the proposal an infill development within the urban area?</p> <p>Affect rocks or deposits of geodiversity interest, including Regionally Important Geological and Geomorphological Sites and Local Nature Conservation Sites for Geodiversity)?</p> <p>Protect surface coal resources from sterilisation</p>
Landscape	5. To protect and enhance the landscape character, local distinctiveness and promote access to the wider environment.	<p>Have a potential impact on the landscape character, local distinctiveness, setting of settlements or significant views of the area?</p> <p>Be located within existing green belt land?</p> <p>Green belt defensibility, as defined by the Green Belt Boundary Review – low, medium or high?</p> <p>Could the green belt boundary be strengthened by development?</p> <p>Impact on the greenbelt functions?</p> <p>Landscape capacity for development – low, medium or high?</p> <p>Potential impact on special qualities of Local Landscape Areas?</p>

**Environmental Report**

Environmental Factor	SEA Objective	SEA Criteria – will the proposal site...?
		Impact on or loss of woodland, hedgerow, mature trees or other landscape features on site?
Water Quality	6. To prevent deterioration and, where possible, enhance the water environment.	Be located on/ draining to water bodies/ water courses or other water environment that development could potentially lead to their degradation? Increase pressure the ecological status of the water environment (including groundwater)?
Air Quality	7. To prevent deterioration and, where possible, enhance air.	Significantly increase the need to travel? Which settlement is the site within or adjacent to and does it have a town centre, a commercial centre, a local centre and/or a village centre? Be located in close proximity to the existing public transport network, active travel network or safely accessible by walking and cycling? Contribute to National Air Quality Standards being exceeded? If so, this is likely to have an impact on existing Air Quality Management Areas and the air quality of adjoining areas?
Climatic Factors	8. To contribute towards the reduction of Scottish greenhouse gas outputs in line with Government targets.  9. To reduce overall flood risk by ensuring new development is not at risk of flood risk and it doesn't add to the risk elsewhere. For areas already at flood risk secure management measures.	Be safely accessible by a range of transport modes, including walking, cycling & public transport, or increase the demand for car-based travel? Have the potential to integrate renewable energy technologies and enhance energy efficiency? (For example, Located on a flat site or a slope with a south or south westerly aspect, thereby maximising the potential for passive solar gain.) Proposal for renewable energy or local combined heat and power. Ability for development to connect to heat network/ source or incorporate Low to Zero Carbon technologies Location within or impact on an area of surface water flood risk or river flood risk? Issues such as pluvial drainage? Seek to protect, create or enhance natural resources for flood alleviation and carbon capture, i.e. impact/removal of mature trees, peatland or carbon rich soils
Material Assets	10. To promote the sustainable use of community assets, natural resources and material assets.	Require significant new or improved infrastructure or utilise existing infrastructure, including drainage, paths and road networks? Identify vehicular access point. Affect the capacity of water works and waste water treatment works? Be accommodated by school capacity? Reuse existing buildings and/or avoid the need for building demolition and significant waste arising from development / redevelopment? Protection, enhancement and creation of a multifunctional green network. This includes where the site would affect access to public open space, recreational provision including food growing or core path network/right of way/ active travel network? Impact on environmental infrastructure, including flood defences? Be located within the buffer zone of the central Scotland gas pipeline? (see LDP) Be consistent with an existing or proposed waste management site or will it be incompatible with or impact upon it? Impact on an Airport and Health and Safety Consultation Area? Is the proposal for a waste management facility?

Appendix E: Policy Assessments

Assessment Table Key			
++	Major Positive	✓	Preferred Option – SEA and LDP2
+	Minor Positive	✗	Alternative Option
0	Neutral		
X	No Significant Effect		
-	Minor Negative		
--	Major Negative		
?	Uncertain		

Environmental Factors	SEA Objectives:
Population and Human Health	1. To improve human health and community wellbeing.
Cultural Heritage	2. To protect, conserve and where appropriate enhance the historic environment.
Biodiversity, Flora and Fauna	3. To protect, enhance, create and where necessary restore biodiversity and encourage habitat connectivity.
Soil and Geology	4. To maintain or improve soil quality, prevent any further degradation of soils and conserve recognised geodiversity assets.
Landscape	5. To protect and enhance the landscape character, local distinctiveness and promote access to the wider environment.
Water Quality	6. To prevent deterioration and where possible enhance the water environment.
Air Quality	7. To prevent deterioration and where possible enhance air quality.
Climatic Factors	8. To contribute towards the reduction of Scottish greenhouse gas outputs in line with government targets.
	9. To reduce overall flood risk by ensuring new development is not at flood risk and it doesn't add to the risk elsewhere. For areas already at risk secure management measures.
Material Assets	10. To promote sustainable use of community assets, natural resources and material assets.

Policy		Policy Title	Page Numbers
	1	The East Dunbartonshire Development Strategy	3 - 6
Community Policies	2	Bearsden	7 - 9
	3	Bishopbriggs	9 - 12
	4	Kirkintilloch, Lenzie and Waterside	12 - 17
	5	Lennoxton, Milton of Campsie, Haughhead and Clachan of Campsie	18 - 20
	6	Milngavie	20 - 22
	7	Torrance and Baldernock	23 - 24
	8	Twechar	24 - 25
	Subject Policies	9	Climate Change, Sustainability and Energy Infrastructure
10		Design and Placemaking	41 - 46
11		Transport	47 - 54
12		Housing	54 - 65
13		Community Facilities and Open Space	66 - 71
14		Network of Centres and Retailing	71 - 76
15		Business and Employment	76 - 79
16		Tourism	79 - 83
17		Natural Environment	83 - 93
18		Water Environment and Flood Risk	93 - 97
19		Historic Environment	97 - 101
20		Waste	101 - 104
21		Mineral Resources	104 - 107
22		Digital Communications	107 - 109
23		Safeguarding Infrastructure	110 - 111
24		Developer Contributions	111 - 121



## Policy Assessment Table 1

### 1. The East Dunbartonshire Development Strategy

All development must accord with the East Dunbartonshire Development Strategy (spatial strategy). The East Dunbartonshire Development Strategy is a statement of the Council's policies and proposals as to the development and use of land within East Dunbartonshire, and directs development for the 5 year lifetime of the Plan. It sets out LDP2's objectives, the key changes that are proposed within the plan and gives an overall indication of the scale and direction of future growth. The Development Strategy is derived from a number of sources including Scottish Government legislation, the National Planning Framework 3, the Glasgow and the Clyde Valley Strategic Development Plan and East Dunbartonshire Local Outcome Improvement Plan. Outcomes from community and stakeholder engagement are also reflected in the Development Strategy. In addition the Community and Subject Policies provide more detailed local policies, proposals and site-specific information.

#### Plan Objectives

The purpose of the planning system is to manage the development and use of land in the best long-term public interest, in particular by contributing to sustainable development and achieving the national outcomes. Each policy and proposal in LDP2 must meet one or more of the following objectives. Development must contribute to this purpose and the following objectives, where applicable:

- A. Promote sustainable development, as part of a low carbon economy, which is energy efficient, improves air quality and contributes to net zero emissions by 2045 and climate change mitigation and adaptation.
- B. Support the redevelopment or reuse of brownfield land within sustainable locations in the urban area or brownfield land with acceptable green belt uses.
- C. Improve the quality of design in our places and improve health and wellbeing with opportunities for social interaction and enhancing green infrastructure.
- D. Protect and enhance the natural and historic environment of our towns, villages and countryside.
- E. Create places that are safe, easy to move around and are well connected by walking, cycling and public transport.
- F. Deliver good quality homes in the most sustainable locations that meet local needs, including a range of tenures and house types.
- G. Support the growth and diversification of businesses and attract employers to the local area.
- H. Create successful town and village centres that have high social value and are lively and accessible.

#### Development Strategy

The East Dunbartonshire Development Strategy directs development, in the first instance, to use brownfield land in an urban area or in the green belt. Sustainable uses of brownfield land within the green belt are those listed as acceptable green belt exceptions below.

Considering the use of brownfield land and sites which become vacant and derelict in urban areas, before greenfield release, is important for the urban development of East Dunbartonshire and the wider Glasgow City Region. Applicants must therefore provide evidence that there are no suitable or sustainable brownfield sites of a similar size that are available within the relevant community policy area before new development on greenfield land is considered.

The green belt will be used to support regeneration by directing development to the most appropriate locations. The functions of the green belt are:

- I. Protecting and enhancing the character, landscape setting and identity of towns and villages in East Dunbartonshire.
- J. Protecting and providing access to open space within and around built-up areas.

## Policy Assessment Table 1

- K. Ensuring that proposals within existing green belt development sites are compatible with established uses and respect, protect and enhance the landscape character.

There will be general a presumption against development within the green belt as defined on the Proposals Map. However, development within the green belt will be considered appropriate in principle where it is a housing land shortfall remedy which satisfies Policy 8 of Clydeplan or is in support of the types of development which are considered exceptions, and therefore acceptable in the green belt, which are:

- L. The construction of single dwellings within the green belt will only be permitted where this is for:
- i. A full-time worker in an agricultural or other appropriate countryside enterprise who is required to be present on site, provided that there is no building nearby which could be converted, and that a robust business case is presented to support the application; or
  - ii. Appropriate replacements of existing habitable dwellings.
- M. Development compatible in scale and character with the landscape of the green belt that is for outdoor recreation, or where there are existing institutional uses within the green belt.
- N. Rehabilitation and conversion of an existing building in the green belt for residential land use if it is of architectural merit, makes a positive visual contribution, is structurally sound and is wind and water-tight. In addition, where it can be demonstrated that a formerly wind and water-tight building of the original farm steading has been removed or otherwise substantially altered then this building has re-development potential where this would allow the recreation of the original courtyard layout.
- O. Proposals, which may require to be supported by a robust business case, for uses compatible with a natural setting, such as agriculture and forestry, agricultural diversification ancillary to main agricultural use, and uses compatible and in scale with an existing operational industrial use.
- P. Tourism development which is related to a tourist asset area, is accessible by active travel and provides for its understanding, protection and enhancement.
- Q. A telecommunications proposal or renewable energy and/or heat development, where there is no alternative location.
- R. Applications to remove or modify restrictions will normally be refused, in order to protect the green belt, except in exceptional circumstances, for example where the business ceases to operate and where it is justified with a robust supporting statement.


The key elements of the Development Strategy are as follows, and are identified on Map x along with the green belt. The Communities Policies provide more detail on these and other more local polices and proposals.

- S. Direct development to brownfield sites in the urban area and the key areas of change:
- 3.R1 Westerhill, Bishopbriggs – Masterplan area for mixed use development and transport improvements.
  - 4.R1 Kirkintilloch Gateway – Masterplan area for mixed use development.
- T. Develop 3431 homes across East Dunbartonshire, sites with an indicative capacity of at least 50 units are:
- 2.H5 Kilmardinny Bearsden
  - 3.H2 Bishopbriggs Town Centre, Bishopbriggs
  - 3.H3 Jellyhill, Bishopbriggs
  - 4.H3 Braes O'Yetts, Kirkintilloch
  - 4.H4 Broomhill Hospital, Kirkintilloch

**Policy Assessment Table 1**

- 4.H7 Cleddans Playing Field, Kirkintilloch
- 4.H10 Fauldhead/Chryston Road North, Kirkintilloch
- 4.H12 Glasgow Road, Kirkintilloch
- 4.H6 Claddens South, Lenzie
- 5.H5 Lennox Castle Hospital Lennoxtown
- 5.H6 Lennoxlea Lennoxtown
- 6.H2 Craigton Road Milngavie.
- 8.H1 to H3 Twechar regeneration sites at Canalside (8.H1), Glen Shirva Road (8.H2) and MacDonald Crescent (8.H3); together totalling over 50 units.

- U. Support the vitality and viability of town and village centres and the regeneration of the Place Plan areas, identified under the Community Empowerment (Scotland) Act 2015. The town centres include: 2.TC1 Bearsden, 3.TC1 Bishopbriggs, 4.TC1 Kirkintilloch, 6.TC1 Milngavie and the village centres include 5.TC1 Lennoxtown, 5.TC2 Milton of Campsie, 7.TC1 Torrance, 8.TC1 Twechar. The Place Plan areas include Auchinairn, Bishopbriggs; Hillhead, Kirkintilloch; Lennoxtown and Twechar.
- V. Protect, enhance and expand the green network, in particular: GN1 the Campsie Fells, GN2 the Forth and Clyde Canal (National Cycle Route 754), GN3 Glazert Water/ Strathkelvin Railway Path (National Cycle Route 755), GN4 River Kelvin, and GN5 Mugdock Country Park.

<p><b>Policy 1</b> The East Dunbartonshire Development Strategy</p> 	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	++	++	++	++	+	+	++	++	++	++
	<p><b>Assessment Commentary</b> This policy approach ensures that key development priorities which form part of the spatial strategy are highlighted and mapped in one distinct section. It also introduces the other policies which support the spatial strategy and provides a framework to guide land use change throughout East Dunbartonshire. The other policies and community strategies then flow from this and provide more detailed policy and information on individual proposals.</p>									

<b>Policy Assessment Table 1</b>	
	<p>This policy approach also combines key policy safeguarding areas in particular greenbelt, green network and sustainable transport safeguarded areas, and has the potential to provide positive or significant positive impacts on all environmental factors through a clear spatial development strategy for the area and guiding the other subject specific policies and community strategies.</p> <p>This policy ensures that the direction from the SDP and Council’s LOIP are taken into consideration and provide a sound basis for the LDP strategic direction. Incorporating high level Objectives, allows for cross-cutting issues to be addressed within a spatial strategy. These Objectives provide an opportunity to set themes and targets for all LDP policies to aspire to and achieve within their own subject specific sphere of influence.</p> <p>This policy has the potential to provide a positive impacts on all environmental factors and guide the LDP to support, promote or encourage higher level environmental benefits in relation to climate change adaptation/mitigation, green infrastructure and green network and regeneration. Environmental factors anticipated to be impacted most significantly include <b>Population and Human Health, Cultural Heritage, Biodiversity, Soil and Geology, Air Quality, Climatic Factors</b> and <b>Material Assets</b>. These impacts relate to long-term balance between development opportunities and enhanced protection of a high quality natural and historic environment; principles of sustainably located developments; protection and enhancement of green infrastructure, green spaces and their linkages; encouraged remediation of contaminated land and use of brownfield sites over greenfield release; and an emphasis on the reduction of greenhouse gas emissions. This approach goes further by also ensuring that sustainable development principles are integrated into each individual subject policy where relevant.</p> <p>The specific assessment of individual proposal sites (with the exception of those already developed or under construction) have been collated into the relevant Community Policy Strategies (below). These are formed utilising the cumulative assessment findings for each Community area, along with any alternative options identified where relevant within <b>Appendix F</b>.</p>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b> Not applicable.</p>	

## Community Policies

The Community Policies set out a detailed development strategy and key priorities for each of the seven community areas. This includes the identification of local site specific designations, land use assets and special qualities within each area for their continued protection or enhancement.

With the exception of identified housing sites and business & employment allocations, the remaining content is a collation of committed projects from various plans, programmes and strategies, including Place Plans, Town Centre Strategies, Green Network Strategy, Open Space Strategy, Local Transport Strategy, Active Travel Strategy and other estates/asset management projects. For each of the Community Policies the housing and business land allocations, along with reasonable alternatives identified have been assessed individually. This information forms the likely site and land-based environmental impacts on each Community Area through the implementation and delivery of the LDP2. The overall cumulative impacts have been collated and illustrated below for each Community Area. Where relevant, community facilities, in the form of cemetery expansions, have also been incorporated into the Community Policy assessments.

Notes: For Business and Employment sites, only vacant or partially vacant sites have been included within each Community Policy assessment as they represent the relevant development opportunities within the life of the Plan.

### Policy Assessment Table 2

#### 2. Bearsden

An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified in relation to the development opportunities, including allocated Housing Sites, Cemetery expansion as well as vacant Business and Employment Sites ([Appendix F](#)).

### Policy Assessment Table 2

- 2.H1 Bearsden Golf Course ([Appendix I – 6.1](#))
- 2.H2 Castlehill Farm ([Appendix I – 6.4](#))
- 2.H4 2B Crarae Avenue, Former church ([Appendix G](#))
- 2.H5 Kilmardinny ([Appendix G](#))
- 2.H6 190-196 Milngavie Road ([Monitoring Statement Appendix 8: Site Assessments - S311](#))
- 2. H7 Nethererton Farm Lane ([Appendix G](#))
- 2.H8 Nithsdale Crescent ([Monitoring Statement Appendix 8: Site Assessments - S360](#))
- 2.CF2 Langfaulds Cemetery Extension ([Monitoring Statement Appendix 8: Site Assessments - S354](#))
- 2.BE2 Garscadden Depot ([Appendix H](#))

No reasonable alternative sites or packages were identified for this community area.

Policy 2 Bearsden	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	0	--	--/ ?	X	- / ?	- / ?	- / +	-- / ?		- / ?

## Policy Assessment Table 2

### Assessment Commentary

The overall cumulative impact for the Community Area are likely to be adverse in nature and significantly for **Cultural Heritage, Biodiversity, Landscape** and **Climatic Factors**. This is predominantly through the potential impacts in relation to the Antonine Wall and its designated buffer zone, along with the likely impacts on landscape features (trees of value and/or hedgerows), settlement pattern impacts identified and the cumulative flooding potential and anticipated increases in private car use and related emissions through the scale and location of development within this community area.

### SEA Suggested alteration/mitigation:

Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site and are also set out in LDP2 Community Policies as Key Requirements and / or planning conditions for those sites being carried forward into LDP2.

## Policy Assessment Table 3

An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified in relation to the development opportunities, including allocated Housing Sites, Cemetery expansion as well as vacant Business and Employment Sites (**Appendix F**).

- 3.H1 Auchinairn Primary School (former), Beech Road, (**Monitoring Statement Appendix 8: Site Assessments - S333**)
- 3.H2 Bishopbriggs Town Centre / Former High School (**Monitoring Statement Appendix 8: Site Assessments - S306**)
- 3.H5 South Westerhill Road, Bishopbriggs (**Monitoring Statement Appendix 8: Site Assessments - S303**)
- 3.H5 Birkhill Avenue, Bishopbriggs (**Monitoring Statement Appendix 8: Site Assessments - S312**)
- 3.H5 Stanley Drive, Bishopbriggs (**Monitoring Statement Appendix 8: Site Assessments - S318**)

### Policy Assessment Table 3

- 3.H5 North of Westerhill Road, Bishopbriggs ([Monitoring Statement Appendix 8: Site Assessments - S362](#))
- 3.H5 East of Westerhill Road, Bishopbriggs ([Monitoring Statement Appendix 8: Site Assessments - S363](#))
- 3.H6 Crofthead ([Appendix G](#))
- 3.CF1 Expansion to Cadder Cemetery ([Monitoring Statement Appendix 8: Site Assessments - S356](#))
- Westerhill Industrial Estate 3.BE8 extract (North-east part of 3.BE8 with no housing proposal) ([Appendix H](#))
- Duncryne Place ([Monitoring Statement Appendix 8: Site Assessments – S330](#)) - **alternative package site**

A Masterplan is being produced for the Westerhill Regeneration Area (City Deal). A separate SEA will be undertaken for the Masterplan to ensure that environmental considerations are taken into account during the decision-making process, Masterplan development and corresponding ER. The housing proposals within the Regeneration Area have been included as part of the cumulative assessment for this Community Area within LDP2. Vacant or partially vacant Business and Employment sites which overlap the housing proposals have been assessed ([Appendix H](#)) but not included within the cumulative assessment to avoid duplication. One area with no corresponding housing allocation/proposal has been individually assessed as an extract and included within the cumulative assessment.

Policy 3 Bishopbriggs	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	--	X	--	-- / ?	--	-- / ?	--	-- / ?	-- / ?	-- / ?



<b>Policy Assessment Table 3</b>	
	<p><b>Assessment Commentary</b></p> <p>The overall cumulative impact for the Community Area is likely to be significantly negative with 8 of the 9 environmental factors anticipated to be significantly adverse in nature (with some uncertainties at this stage) as a result of the development proposals noted above. This is predominantly through the scale of development, locations and the vulnerabilities regarding the receiving environment. The distance of sites from local services and amenities and the poor access to public transport alternatives which is likely to significantly increase the reliance on car-based travel and lead to adverse effects in relation to air quality and increased greenhouse gas emissions. Potential significant detrimental impacts through the impact on peatland and carbon-rich soils, loss of biodiversity value, impacts on designated sites, landscape character, woodland habitats and/or trees of value are also likely. Proposals also requiring significant infrastructure improvements to facilitate development, such as drainage and flood risk mitigation due to the high risk.</p> <p><b>SEA Suggested alteration/mitigation:</b></p> <p>Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site and are also set out in LDP2 Community Policies as Key Requirements and / or planning conditions for those sites being carried forward into LDP2.</p>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b></p> <p>An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified in relation to the allocated housing development opportunities (<a href="#">Appendix F</a>). This revision of allocations represents the SEA preferred option for this Community policy considering the alternatives provided.</p> <p><b>Revised Policy content (<a href="#">Package 1 with the alternative package site removed</a>)</b></p> <ul style="list-style-type: none"> <li>• 3.H1 Auchinairn Primary School (former), Beech Road, (<a href="#">Monitoring Statement Appendix 8: Site Assessments - S333</a>)</li> <li>• 3.H2 Bishopbriggs Town Centre / Former High School (<a href="#">Monitoring Statement Appendix 8: Site Assessments - S306</a>)</li> <li>• 3.H5 South Westerhill Road, Bishopbriggs (<a href="#">Monitoring Statement Appendix 8: Site Assessments - S303</a>)</li> <li>• 3.H5 Birkhill Avenue, Bishopbriggs (<a href="#">Monitoring Statement Appendix 8: Site Assessments - S312</a>)</li> </ul>	

### Policy Assessment Table 3

- 3.H5 Stanley Drive, Bishopbriggs ([Monitoring Statement Appendix 8: Site Assessments - S318](#))
- 3.H5 North of Westerhill Road, Bishopbriggs ([Monitoring Statement Appendix 8: Site Assessments - S362](#))
- 3.H5 East of Westerhill Road, Bishopbriggs ([Monitoring Statement Appendix 8: Site Assessments - S363](#))
- 3.H6 Crofthead ([Appendix G](#))
- 3.CF1 Expansion to Cadder Cemetery ([Monitoring Statement Appendix 8: Site Assessments - S356](#))
- Westerhill Industrial Estate 3.BE8 extract (North-east part of 3.BE8 with no housing proposal) ([Appendix H](#))

A Masterplan is being produced for the Westerhill Regeneration Area (City Deal). A separate SEA will be undertaken for the Masterplan to ensure that environmental considerations are taken into account during the decision-making process, Masterplan development and corresponding ER. The housing proposals within the Regeneration Area have been included as part of the cumulative assessment for this Community Area within LDP2. Vacant or partially vacant Business and Employment sites which overlap the housing proposals have been assessed ([Appendix H](#)) but not included within the cumulative assessment to avoid duplication. One area with no corresponding housing allocation/proposal has been individually assessed as an extract and included within the cumulative assessment.

<b>Revised Assessment Policy 3 Bishopbriggs</b>	--	X	--	-- / ?	--	-- / ?	--	-- / ?	-- / ?
	<b>Assessment Commentary</b> The majority of the assessment of this community policy is in line with the ratings and commentary set out above for Alternative Package 2. The removal of the single alternative package site, could fractionally reduce or avoid the illustrated impacts, particularly in relation to biodiversity value but it is unlikely to make any significant change to the overall cumulative impacts for the community area given the scale and sensitivities or the remaining sites within Package 1 ( <a href="#">Appendix: F</a> ).								

### Policy Assessment Table 3

**SEA Suggested alteration/mitigation:**

Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site and are also set out in LDP2 Community Policies as Key Requirements and / or planning conditions for those sites being carried forward into LDP2.

### Policy Assessment Table 4

#### 4. Kirkintilloch, Lenzie and Waterside

An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified in relation to the development opportunities, including allocated Housing Sites as well as vacant Business and Employment Sites ([Appendix F](#)).

- 4.H2 Blackthorn Grove, Lenzie ([Appendix G - 6.32](#))
- 4.H5 Campsie View School ([Monitoring Statement Appendix 8: Site Assessments - S366](#))
- 4.H7 Cleddans Playing Field ([Appendix I - 6.37](#))
- 4.H8 David Gray Drive / Fossil Grove ([Appendix G](#))
- 4.H9 Duntiblae Road ([Appendix I - 6.38](#))
- 4.H10 Fauldhead/Chryston Road North ([Appendix I - 6.39](#))
- 4.H11 Fauldhead/Chryston Road South ([Appendix I - 6.35](#))
- 4.H12 Glasgow Road ([Appendix I - 6.40](#))

## Policy Assessment Table 4

- 4.H14 38 Kilsyth Road ([Monitoring Statement Appendix 8: Site Assessments - S371](#))
- 4.H15 Kirkintilloch Gateway Regeneration Area ([Monitoring Statement Appendix 8: Site Assessments – S24](#))
- 4.H15 Kirkintilloch Gateway Regeneration Area ([Monitoring Statement Appendix 8: Site Assessments – S100](#))
- 4.H15 Kirkintilloch Gateway Regeneration Area ([Monitoring Statement Appendix 8: Site Assessments - S346](#))
- 4.H15 Kirkintilloch Gateway Regeneration Area ([Monitoring Statement Appendix 8: Site Assessments - S347](#))
- 4.H16 Lairdsland School ([Appendix G - 6.43](#))
- 4.H18 Meadowburn Avenue ([Monitoring Statement Appendix 8: Site Assessments – 6.46](#))
- 4.H19 Merkland School ([Monitoring Statement Appendix 8: Site Assessments – S326](#))
- 4.H20 Moss Road ([Monitoring Statement Appendix 8: Site Assessments - S353](#))
- 4.H22 Rob Roy Football Club Phase 2 ([Appendix G - 6.47](#))
- 4.H23 St Agatha’s Primary (former) ([Appendix G](#))
- 4.H24 Tom Johnston House (former) ([Monitoring Statement Appendix 8: Site Assessments – S111](#))
- 4.H26 Whitegates ([Monitoring Statement Appendix 8: Site Assessments – S226](#))
- 4.BE5 Kirkintilloch Industrial Estate (East) ([Appendix H](#))
- 4.BE6 Milton Road ([Appendix H](#))

### Policy Assessment Table 4

- Langmuir Road ([Monitoring Statement Appendix 8: Site Assessments – S365](#)) - alternative package site

Through this Community Area Policy, a Masterplan for the Kirkintilloch Gateway Regeneration Area is required. The Masterplan will be screened and fully considered for its individual SEA potential during the life of the LDP2. Housing proposals (set out above) cover the Gateway Regeneration Area and ensure environmental impacts of development in this area are integrated into the Community Area cumulative assessment and will inform the development of a Masterplan for the Regeneration Area. The existing Gateway Business site has also been individually assessed ([Appendix H: Site 4.BE11](#)), however to avoid duplication the site assessment findings have not been included within the cumulative assessment for the Community Area given that the whole business area, as well as additional areas are represented by housing proposals.

Policy 4 Kirkintilloch, Lenzie and Waterside	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	--	- / ?	-- / ?	+ / ?	--	-- / ?	--	-- / ?		-- / ?
<b>Assessment Commentary</b>										
The overall cumulative impact for the Community Area is likely to be significantly negative with 8 of the 9 environmental factors anticipated to be adverse in nature, 7 of which are likely to be significantly impacted as a result of the development proposals for the Community Area. This is predominantly through the distance of sites from local services and amenities and the poor access to public transport alternatives which is likely to significantly increase the reliance on car-based travel and lead to adverse effects in relation to air quality and increased greenhouse gas emissions. Potential significant detrimental impacts through the loss of open space and impacts on landscape character, woodland habitats										

Policy Assessment Table 4	
	<p>and/or trees of value are also likely. Proposals also requiring significant infrastructure improvements to facilitate development, such as drainage and flood risk mitigation.</p> <p><b>SEA Suggested alteration/mitigation:</b></p> <p>Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site and are also set out in LDP2 Community Policies as Key Requirements and / or planning conditions for those sites being carried forward into LDP2.</p>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b>                      An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified in relation to the allocated housing development opportunities (<a href="#">Appendix F</a>). This revision of allocations represents the SEA preferred option for this Community policy considering the alternatives provided.</p> <p><b>Revised Policy content (<a href="#">Package 1 with the alternative package site removed</a>)</b></p> <ul style="list-style-type: none"> <li>• 4.H2 Blackthorn Grove, Lenzie (<a href="#">Appendix G - 6.32</a>)</li> <li>• 4.H5 Campsie View School (<a href="#">Monitoring Statement Appendix 8: Site Assessments - S366</a>)</li> <li>• 4.H7 Cleddans Playing Field (<a href="#">Appendix I - 6.37</a>)</li> <li>• 4.H8 David Gray Drive / Fossil Grove (<a href="#">Appendix G</a>)</li> <li>• 4.H9 Duntiblae Road (<a href="#">Appendix I - 6.38</a>)</li> <li>• 4.H10 Fauldhead/Chryston Road North (<a href="#">Appendix I - 6.39</a>)</li> <li>• 4.H11 Fauldhead/Chryston Road South (<a href="#">Appendix I - 6.35</a>)</li> </ul>	

## Policy Assessment Table 4

- 4.H12 Glasgow Road ([Appendix I - 6.40](#))
- 4.H14 38 Kilsyth Road ([Monitoring Statement Appendix 8: Site Assessments - S371](#))
- 4.H15 Kirkintilloch Gateway Regeneration Area ([Monitoring Statement Appendix 8: Site Assessments – S24](#))
- 4.H15 Kirkintilloch Gateway Regeneration Area ([Monitoring Statement Appendix 8: Site Assessments – S100](#))
- 4.H15 Kirkintilloch Gateway Regeneration Area ([Monitoring Statement Appendix 8: Site Assessments - S346](#))
- 4.H15 Kirkintilloch Gateway Regeneration Area ([Monitoring Statement Appendix 8: Site Assessments - S347](#))
- 4.H16 Lairdsland School ([Appendix G - 6.43](#))
- 4.H18 Meadowburn Avenue ([Monitoring Statement Appendix 8: Site Assessments – 6.46](#))
- 4.H19 Merkland School ([Monitoring Statement Appendix 8: Site Assessments – S326](#))
- 4.H20 Moss Road ([Monitoring Statement Appendix 8: Site Assessments - S353](#))
- 4.H22 Rob Roy Football Club Phase 2 ([Appendix G - 6.47](#))
- 4.H23 St Agatha’s Primary (former) ([Appendix G](#))
- 4.H24 Tom Johnston House (former) ([Monitoring Statement Appendix 8: Site Assessments – S111](#))
- 4.H26 Whitegates ([Monitoring Statement Appendix 8: Site Assessments – S226](#))
- 4.BE5 Kirkintilloch Industrial Estate (East) ([Appendix H](#))

Policy Assessment Table 4									
<ul style="list-style-type: none"> <li>4.BE6 Milton Road (<a href="#">Appendix H</a>)</li> </ul>									
<b>Revised Assessment Policy 4 Kirkintilloch, Lenzie and Waterside</b>	--	- / ?	-- / ?	+ / ?	--	-- / ?	--	-- / ?	-- / ?
	<p><b>Assessment Commentary</b> The majority of the assessment of this community policy is in line with the ratings and commentary set out above for Alternative Package 2. The removal of the single alternative package site, could fractionally reduce or avoid the illustrated impacts particularly in relation to soil and geology, air quality and climatic factors but it is unlikely to make any significant change to the overall cumulative impacts for the community area given the scale and sensitivities or the remaining sites within Package 1 (<a href="#">Appendix: F</a>).</p> <p><b>SEA Suggested alteration/mitigation:</b> Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site and are also set out in LDP2 Community Policies as Key Requirements and / or planning conditions for those sites being carried forward into LDP2.</p>								

Policy Assessment Table 5
5. Lennoxton, Milton of Campsie, Haughhead and Clachan of Campsie



### Policy Assessment Table 5

An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified in relation to the allocated housing development opportunities ([Appendix F](#)).

- 5.H3 Campsie Golf Club, Lennoxtown ([Monitoring Statement Appendix 8: Site Assessments – S355](#))
- 5.H4 East of Aldessan House ([Appendix G - 6.53](#))
- 5.H5 Lennox Castle Hospital ([Appendix G - 6.56](#))
- 5.H6 Lennoxlea, Lennoxtown ([Appendix I - 6.58](#))
- 5.H7 Primrose Way ([Monitoring Statement Appendix 8: Site Assessments – 6.61](#))
- 5.H8 St Machan’s Way, Lennoxtown ([Monitoring Statement Appendix 8: Site Assessments – S321](#))
- S322 Derrywood Road, Milton of Campsie ([Monitoring Statement Appendix 8: Site Assessments – S322](#)) - alternative package site
- S375 Kincaidfield, Milton of Campsie ([Monitoring Statement Appendix 8: Site Assessments – S375](#)) - alternative package site

Policy 5 Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	0	X	-- / ?	+ / ?	--	-- / ?	--	--	--	--

<b>Policy Assessment Table 5</b>	
	<p><b>Assessment Commentary</b></p> <p>The overall cumulative impacts on this Community Area are likely to be significantly negative in nature. This is predominantly through the sites being in unsustainable locations and the cumulative effects of a number of small sites in the same area and the poor access to public transport which is likely to increase the reliance on car-based travel and lead to adverse effects in relation to <b>Air Quality</b> and increased greenhouse gas emissions. Minor adverse impacts in relation to nearby watercourses and flood risk for multiple sites could also be further exacerbated posing a significant impact on <b>Water Quality</b> and <b>Climatic Factors</b> in the area. Potential minor detrimental impacts on <b>Biodiversity</b> value and <b>Landscape Character</b> are also likely, in addition to the significant infrastructure improvements (<b>Material Assets</b>) required to facilitate development, such as drainage and flood risk mitigation which are likely to pose a significant cumulative issue regarding these environmental factors.</p> <p><b>SEA Suggested alteration/mitigation:</b></p> <p>Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site and are also set out in LDP2 Community Policies as Key Requirements and / or planning conditions for those sites being carried forward into LDP2.</p>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b></p> <p>An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified in relation to the allocated housing development opportunities (<b>Appendix F</b>). This revision of allocations represents the SEA preferred option for this Community policy considering the alternatives provided.</p> <p><b>Revised Policy content (Package 1 with the alternative package sites removed)</b></p> <ul style="list-style-type: none"> <li>• 5.H3 Campsie Golf Club, Lennoxtown (<b>Monitoring Statement Appendix 8: Site Assessments – S355</b>)</li> <li>• 5.H4 East of Aldessan House (<b>Appendix G - 6.53</b>)</li> <li>• 5.H5 Lennox Castle Hospital (<b>Appendix G - 6.56</b>)</li> <li>• 5.H6 Lennoxlea, Lennoxtown (<b>Appendix I - 6.58</b>)</li> </ul>	

Policy Assessment Table 5									
<ul style="list-style-type: none"> <li>5.H7 Primrose Way (<a href="#">Monitoring Statement Appendix 8: Site Assessments – 6.61</a>)</li> <li>5.H8 St Machan’s Way, Lennoxtown (<a href="#">Monitoring Statement Appendix 8: Site Assessments – S321</a>)</li> </ul>									
<b>Revised Assessment Policy 5 Lennoxtown, Milton of Campsie, Haughhead and Clachan of Campsie</b>	0	X	-- / ?	+ / ?	--	-- / ?	--	--	-- / ?
	<p><b>Assessment Commentary</b> The majority of the assessment of this community policy is in line with the ratings and commentary set out above for Alternative package 2. The removal of the two alternative package sites, could reduce the illustrated impacts particularly in relation to biodiversity value, landscape character and climatic factors but it is unlikely to make any significant change to the overall cumulative impacts for the community area given the anticipated impacts in relation to the remaining sites within Package 1.</p> <p><b>SEA Suggested alteration/mitigation:</b> Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site and are also set out in LDP2 Community Policies as Key Requirements and / or planning conditions for those sites being carried forward into LDP2.</p>								

Policy Assessment Table 6
<p><b>6. Milngavie</b> An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified in relation to the allocated housing development opportunities (<a href="#">Appendix F</a>).</p> <ul style="list-style-type: none"> <li>6.H2 Craigton Road (<a href="#">Appendix I - 6.5</a>)</li> <li>6.H3 Drumclog Avenue (<a href="#">Monitoring Statement Appendix 8: Site Assessments – S361</a>)</li> </ul>

Policy Assessment Table 6										
<ul style="list-style-type: none"> <li>6.H6 18 Strathblane Road, Milngavie (<a href="#">Appendix I - 6.14</a>)</li> <li>Halley’s Garage, Milngavie (<a href="#">Monitoring Statement Appendix 8: Site Assessments – S227</a>) - alternative package site</li> </ul>										
<b>Policy 6 Milngavie</b>	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	--	X	- / ?	X	--	X	0	0 / -		--
	<p><b>Assessment Commentary</b>                      The overall cumulative impact in this Community Area is likely to be negative in nature. Significant negative impacts are anticipated for <b>Population and Human Health</b>, <b>Landscape</b> and <b>Material Assets</b>. This is predominantly as a result of the loss of valuable open/recreational space, poor access to facilities and amenities and the removal/impacts on mature trees and woodland habitats. The sites also require significant infrastructure provision in terms of access, drainage and demolition of existing structures. The addition of the alternative package site (S227) is likely to further exacerbate the adverse impacts in relation to <b>Climatic Factors</b> and <b>Biodiversity value</b> in relation to habitat loss/disruption, flood risk and increased emissions.</p> <p><b>SEA Suggested alteration/mitigation:</b>                      Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site and are also set out in LDP2 Community Policies as Key Requirements and / or planning conditions for those sites being carried forward into LDP2.</p>									

## Policy Assessment Table 6

**Proposed Alteration and Re-assessment (if applicable):**

An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified in relation to the allocated housing development opportunities ([Appendix F](#)). This revision of allocations represents the SEA preferred option for this Community policy considering the alternatives provided.

**Revised Policy content ([Package 1 with the alternative package site removed](#))**

- 6.H2 Craigton Road ([Appendix I - 6.5](#))
- 6.H3 Drumclog Avenue ([Monitoring Statement Appendix 8: Site Assessments – S361](#))
- 6.H6 18 Strathblane Road, Milngavie ([Appendix I - 6.14](#))

**Revised Assessment  
Policy 6  
Milngavie**

--	X	-	X	--	X	0	0	--
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**Assessment Commentary**

The majority of the assessment of this community policy is in line with the ratings and commentary set out above for Alternative package 2. The removal of the single alternative package site, could fractionally reduce the illustrated impacts particularly in relation to population and human health and climatic factors but it is unlikely to make any significant change to the overall cumulative impacts for the community area given the anticipated impacts in relation to the remaining sites within Package 1.

**SEA Suggested alteration/mitigation:**

Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site and are also set out in LDP2 Community Policies as Key Requirements and / or planning conditions for those sites being carried forward into LDP2.

**Policy Assessment Table 7**

**7. Torrance and Baldernock**

An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified in relation to the allocated housing development opportunities ([Appendix F](#)).

- 7.H1 Acre Valley Nursery ([Appendix I - 6.15](#))
- 7.H2 Balmore Garden Nursery ([Monitoring Statement Appendix 8: Site Assessments - 6.16](#))
- 7.H3 East of Ferrymill Motors ([Monitoring Statement Appendix 8: Site Assessments – S204](#))
- 7.H4 Kelvindale Nursery ([Appendix I - 6.22](#))
- 7.H5 Kelvin View ([Monitoring Statement Appendix 8: Site Assessments - 6.23](#))
- 7.H7 Main Street (South) ([Monitoring Statement Appendix 8: Site Assessments – S372](#))

No reasonable alternative sites or packages were identified for this community area.

Policy 7 Torrance and Baldernock	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10

Policy Assessment Table 7									
	0	- / ?	-	X	--	0	--	--	0 / ?
<p><b>Assessment Commentary</b>                      The overall cumulative impact for the Community Area relating to the aforementioned sites are likely to be negative and significantly so for 3 of the environmental factors. This is predominantly through the distance of sites from local services and amenities and the poor access to public transport alternatives which is likely to significantly increase the reliance on car-based travel and lead to adverse effects in relation to <b>Air Quality</b> and increased greenhouse gas emissions (<b>Climatic Factors</b>). Potential significant detrimental impacts on <b>Landscape Character</b>, settlement pattern and local distinctiveness, woodland habitats and/or trees of value are also likely. Proposals also requiring infrastructure improvements to facilitate development, such as drainage and flood risk mitigation due to the risk of pluvial and fluvial flooding (<b>Climatic Factors</b>) within this community area.</p> <p><b>SEA Suggested alteration/mitigation:</b>                      Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site and are also set out in LDP2 Community Policies as Key Requirements and / or planning conditions for those sites being carried forward into LDP2.</p>									

Policy Assessment Table 8
<p><b>8. Twechar</b></p> <p>An assessment matrix has been produced for this LDP2 Community Area to illustrate the cumulative impacts identified in relation to the development opportunities, including allocated Housing Sites as well as vacant Business and Employment Sites (<b>Appendix F</b>).</p> <ul style="list-style-type: none"> <li>8.H1 Canalside (Barhill Lodge &amp; 1 Glen Shirva Road) (<b>Appendix I – 6.31</b>)</li> </ul>

**Policy Assessment Table 8**

- 8.H2 Glen Shirva Road Main Site ([Monitoring Statement Appendix 8: Site Assessments – 6.41](#))
- 8.H3 MacDonald Crescent ([Monitoring Statement Appendix 8: Site Assessments – 6.45](#))
- 8.BE1 Badenheath ([Appendix H](#))

No reasonable alternative sites or packages were identified for this community area.

Policy 8 Twechar	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	- / - -	- - / ?	- - / ?	0 / ?	- - / ?	- / ?	- -	- -	- -	- - / ?
<p><b>Assessment Commentary</b>                      The overall cumulative impact for the Community Area relating to the aforementioned sites are likely to be negative and significantly so for 6 of the environmental factors. This is predominantly through the distance of sites from local services and amenities and the poor access to public transport alternatives which is likely to significantly increase the reliance on car-based travel and lead to adverse effects in relation to <b>Air Quality</b> and increased greenhouse gas emissions (<b>Climatic Factors</b>). Potential significant detrimental impacts on <b>Landscape Character</b> and local distinctiveness, woodland habitats and/or trees of value are also likely. Proposals also requiring significant infrastructure improvements to facilitate development, such as drainage and flood risk mitigation due to the high risk of pluvial and fluvial flooding (<b>Climatic Factors</b>) on sites within this community area. This is also the case for the locations and sensitivities related to the <b>Cultural</b></p>										



Policy Assessment Table 8	
	<p><b>Heritage</b> and <b>Biodiversity</b> value regarding the line of Antonine Wall World Heritage Site and buffer zone, Forth and Clyde Canal Scheduled Monument and open space, native woodland and LNCS corridor.</p> <p><b>SEA Suggested alteration/mitigation:</b></p> <p>Proposed alterations and mitigation measures have been incorporated into the individual assessments for each proposal site and are also set out in LDP2 Community Policies as Key Requirements and / or planning conditions for those sites being carried forward into LDP2.</p>

## Subject Policies

Policy Assessment Table 9
<p><b>9. Climate Change, Sustainability and Energy Infrastructure</b></p> <p>The LDP 2 development strategy, as set out in Policy 1, is underpinned by a commitment to contributing to national climate change targets and objectives and to promoting sustainability in the wider sense. This commitment sits at the heart of the local development plan process, and will inform decisions on all development proposals. New development proposals will therefore be expected to demonstrate how climate change mitigation, climate change adaptation and wider sustainability have been considered as part of the design process.</p> <p>Applicants must ensure that their proposal minimises carbon emissions, is resilient to the potential effects of climate change and addresses other key sustainability requirements. Applicants are strongly encouraged to use the Council’s Sustainability and Energy Form to clearly set out how the proposals achieves these aims. The following sections provide further details of the Council’s expectations.</p> <p><b>Climate Change Mitigation</b></p> <p>The Climate Change (Scotland) Act 2009 places a duty on all public bodies to contribute to climate change mitigation and climate change adaptation, and to promote sustainability. The 2009 Act was amended by the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 which sets ambitious new targets to reduce Scotland’s emissions of greenhouse gases to net zero by 2045 at the latest, with interim reduction targets of 56% by 2020, 75% by 2030 and 90% by 2040. Achieving these targets, which are based on advice from the independent Committee on Climate Change, is essential to ensure that the UK meets its pledge to reduce its emissions under the Paris Climate Agreement and to play our part in avoiding catastrophic climate change.</p>

## Policy Assessment Table 9

[INSERT GRAPHIC ILLUSTRATING KEY CLIMATE CHANGE TARGETS]

- Net zero emissions by 2045
- 2030 is at least 75% lower than the baseline
- 2040 is at least 90% lower than the baseline.
- 50% overall energy consumption from renewable sources by 2030
- 100% de-carbonised energy system by 2050
- 15% reduction in residential heat demand by 2032
- 35% of heat for domestic buildings from low carbon heat technologies by 2032

Source: Scottish Government, 2020

- A. All new developments should be designed in accordance with Policy 10: Design & Placemaking and the accompanying *Design & Placemaking* guidance. Proposals should also aim to incorporate the principles of the energy hierarchy.

### Climate Change Adaptation

All new developments must be designed in such a way that they are resilient to the predicted effects of climate change. Applicants must set out the steps that have been taken to address climate change adaptation, including all of the following:

- B. How passive heating and cooling systems have been incorporated
- C. How the green network within and adjacent to the proposed development has been strengthened to reduce flood risk, provide urban cooling and promote habitat connectivity
- D. For residential developments, designing homes to be resilient to surface water and fluvial flooding
- E. Where a flood risk assessment is required, the predicted increase in flood risk is in accordance with the climate change allowances set out in the SEPA guidance document 'Climate change allowances for flood risk assessment in land use planning' (2019)

The Council is preparing a Climate Change Adaptation Strategy, which will focus on ensuring that new development is designed and located in a way that minimises climate risks, and identifies actions to ensure our communities are more resilient to the effects of climate change. Applicants must also ensure that development proposals are in line with the Adaptation Strategy, once adopted.

### Wider Sustainability

All Scottish public bodies are required to support sustainable development. To help achieve this, the Council has produced a *Sustainability and Climate Change Framework* that sets out a strategic approach for delivering environmental, social and economic benefits in a joined up way, offering opportunities

## Policy Assessment Table 9

for efficiency and cost avoidance. The Framework and its Action Plan will contribute towards Scotland's target of net zero emissions by 2045 and help ensure that our local communities, environment and infrastructure are prepared for the long-term impacts of climate change.

All new developments must be designed in such a way that they promote sustainable use of materials. In particular, proposals must include evidence that all of the following considerations in relation to the use of materials have been taken into account as part of the design process:

- F. The use of reclaimed construction materials
- G. The use of materials sourced as locally as possible
- H. Maximising the use of low toxicity materials, such as minimising the use of plastics and Volatile Organic Compounds (VOC's) within finishing materials
- I. Maximising use of sustainable timber and natural materials
- J. Minimising the embodied carbon within a project including elimination of high-energy materials
- K. Designing the project for dismantling and reuse at the end of its life

Recognised assessment standards such as the BREEAM refurbishment and fit-out standards should be used to provide external verification that these considerations have been undertaken.

Water consumption rates must be minimised throughout the development, in accordance with current Building Standards Level.

Rainwater harvesting or a greywater recycling system designed to provide water for toilet flushing should be used where feasible. Proposals that will result in a new or larger built footprint must incorporate SuDS features in line with the Council's *Design and Placemaking* Supplementary Guidance. This is to ensure that there will be no increase in rate of surface water run-off in peak conditions or detrimental impact on the water environment.

### **Sustainability and Energy Statements**

Applicants are encouraged to set out how the above requirements in relation to climate change mitigation, climate change adaptation and wider sustainability will be met using the Sustainability and Energy (SES) guidance form which accompanies this policy. Specifically, the SES should include evidence that the proposal achieves at least the Bronze Active level of sustainability, as set out in Section 7 of the Scottish Building Standards. In the case of social/affordable housing, proposals will be expected to achieve Silver active level for Aspects 1, 2 and 3.

The Council will only accept a lower level of sustainability where clear evidence, to the satisfaction of the Council, is provided that the desired cannot be reasonably achieved or would otherwise undermine the viability of the proposal. The level of detail provided within the SES should be proportionate to the scale of development proposed, and the Council will advise on any specific requirements on a site-by-site basis. Where possible, the information required to satisfy Section 7 of the Building Standards should be submitted along with the planning application documentation. Where this is not possible, a condition

## Policy Assessment Table 9

may be applied to any planning permission to ensure that the development is designed and constructed to meet the requirements of the relevant sustainability level in Section 7 of the Building Standards.

### **Renewable and Low Carbon Energy Proposals**

Development of renewable and low-carbon energy technologies will be supported, where the location, siting and design has no unacceptable individual or cumulative impact. Proposals will be assessed against their impact on or contribution to all of the following:

- L. Amenity of existing or allocated uses in the surrounding area, including visual impact, noise and shadow flicker
- M. Landscape and identified viewpoints (visual impact). Consideration should be given to the cumulative impacts of wind turbines, landscape sensitivity to, and capacity for, wind turbine development. The Landscape Capacity Study for Wind Turbine Development in the Clyde Valley 2014 (or any subsequent review of this document) will be used to assess the sensitivity of the landscape to wind turbine proposals
- N. Environment, including air quality, natural heritage, the historic environment, the water environment (including flood risk), and peat and other carbon rich soils
- O. Transport infrastructure, including road traffic and the safety of trunk roads and the railway network
- P. Tourism and recreation, including core paths, long-distance walking routes and public access
- Q. Aviation, including the safe use of Glasgow Airport, flight activity, navigation, flight paths and Ministry of Defence operations
- R. Telecommunications (including those used by utility companies) and broadcasting installations
- S. The local economy
- T. The scale of contribution towards renewable energy generation targets
- U. The effect on greenhouse gas emissions and opportunities for energy storage

### **Restoration & Aftercare**

Commercial proposals should set out a sustainable, fully-costed, phased restoration and aftercare scheme which restores the site. It should identify a beneficial after-use for the site, which also enhances green infrastructure and the green network. This will be secured through appropriate financial guarantees, which will be regularly reviewed.

### **Spatial Framework for Wind Farm Development**

The location of a wind farm proposal will be guided by the Spatial Framework for Wind Farm Development, see Figure X and Map X. The spatial framework is applicable to any proposal for a wind farm development of medium scale or larger. A medium-scale development proposal has wind turbines of greater than fifty one metres height, to blade tip, and either a cluster of more than one turbine or a wind farm group of more than six turbines. A proposal to re-power any existing wind farm which is in a suitable site where environmental and other impacts are capable of mitigation can help to maintain or enhance installed capacity. The current use of the site as a wind farm will be a material consideration.

Policy Assessment Table 9										
<b>Figure 1: Spatial Framework for Wind Farms</b>										
<b>Group 1: Areas where wind farms will not be acceptable:</b> There are no group 1 areas in East Dunbartonshire as there are no National Parks or National Scenic Areas in the Council area.										
<b>Group 2: Areas of significant protection:</b> Recognising the need for significant protection, in these areas wind farms may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.										
<b>National and international designations:</b>  A. Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and its setting;  B. Sites of Special Scientific Interest (SSSI).			<b>Other nationally important mapped environmental interests:</b>  C. Carbon rich soils, deep peat and priority peatland habitat.			<b>Community separation for consideration of visual impact:</b>  D. An area not exceeding 2km around cities, towns and villages identified on the local development plan with an identified settlement envelope or edge. The extent of the area will be determined by the planning authority based on landform and other features which restrict views out from the settlement.				
<b>Group 3: Areas with potential for wind farm development:</b> Beyond groups 1 and 2, wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria, in particular in the criteria set out in the Energy Infrastructure section.										
<b>Policy 9 Climate Change, Sustainability and Energy Infrastructure</b>	<b>SEA Objectives</b>									
	<b>PHH</b>	<b>CH</b>	<b>BFF</b>	<b>S&amp;G</b>	<b>L</b>	<b>WQ</b>	<b>AQ</b>	<b>CF</b>		<b>MA</b>
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>

Policy Assessment Table 9										
X	++ / ?	+ / ?	+ / ?	0	0 / ?	++ / ?	+ / ?	++	++	++ / ?
	<p><b>Assessment Commentary</b></p> <p>This policy is likely to have a significant positive impact on multiple environmental factors, in particular <b>Population and Human Health</b>, <b>Water Quality</b> and <b>Climatic Factors</b>, through the LDP2s commitments towards national climate change targets and the promotion of sustainability. As a result, new proposals will have to consider climate change mitigation and adaptation and wider sustainability issues and demonstrate how these will be integrated as part of the design process.</p> <p>Through this policy all applicants must ensure that their proposals minimise carbon emissions, contribute towards or impact adaptation measures and address key sustainability requirements. Despite encouragement to use the Councils Sustainability and Energy Statement (SES) Form, the provision of evidence and format is left to the discretion of the applicant through this policy, which could be a limitation to the success of its implementation. There is still opportunity to have significant benefits in relation to <b>Climatic Factors</b> through the implementation of this policy element, however, the downside of this would be that key sustainability criteria could potentially be omitted by the applicant and could lead to a more complicated Development Management process.</p> <p>Proposals are encouraged to incorporate the principles of the energy hierarchy, although without a specific requirement within the policy, climate change mitigation would rely primarily on the implementation of Policy 10: Design and Placemaking and the existing Design and Placemaking Supplementary Guidance. However, this would mean that the specific elements of energy efficiency relating to proposals would be more difficult to track through the Development Management process and could lead to applicants not incorporating certain key aspects.</p> <p>The policy provides clear instructions for applicants to set out the process that has been undertaken to address climate change adaptation. This policy is likely to have benefits in relation to most environmental factors, in particular, <b>Population and Human Health</b>, <b>Water Quality</b> and <b>Climatic Factors</b>, through the consideration of specific proposal design aspects (Criteria B – E) which could significantly improve resilience to the predicted effects of climate change. The Councils Climate Change Adaptation Strategy will also have an individual SEA produced in parallel with the Strategy itself. Once adopted all development proposals will also need to ensure alignment with the Adaptation Strategy.</p>									

Policy Assessment Table 9	
	<p>The consideration and evidence required for all new developments to be designed and promote the sustainable use of materials will contribute to the wider sustainability agenda for the Council and nationally towards Scotland’s target of net zero by 2045. Alignment with recognised assessment standards (BREEAM refurbishment and fit-out Standards) will be essential to ensure that all required considerations have been undertaken and evidenced appropriately.</p> <p>Minimising water consumption rates throughout developments in line with current Building Standards is unlikely to achieve any significant improvement on current levels and could result in the Council being accused of not addressing climate change adaptation sufficiently.</p> <p>In order to ensure that there will be no increase in rate of surface water run-off in peak conditions or detrimental impact on the <b>water environment (ecological status of water bodies)</b>, the Council requires proposals (of a scale set out) to incorporate SuDs features in line with existing Supplementary Guidance. In addition to this, where feasible rainwater harvesting or a greywater recycling systems providing water for toilet flushing should be utilised.</p> <p>The encouragement to set out how requirements in relation to climate change mitigation, adaptation and wider sustainability through an SES is detailed above. However, this policy outlines the set standards for specific types of developments reaching an active level of sustainability (Bronze Standard except in the case of social/affordable housing which is Silver). These low levels of required compliance along with the lack of requirement for the production of an SES are unlikely to achieve a significant improvement on current levels of sustainability and may result in the Council failing to make a sufficient contribution to carbon emission reductions during the LDP2 period (up to 2027).</p> <p>This policy only goes so far as to say that the Council would only accept lower levels of sustainability where desired levels could not be achieved or would undermine the proposal. This would limit the enforceability of this policy and may lead to key sustainability criteria being omitted by applicants if not done so through the Council SES Form.</p> <p>There is also a clear reliance on the Design and Placemaking Supplementary Guidance in terms of the provision of heat infrastructure section and the link with this policy. However, the wording within the SG is not robust enough and is more about encouraging applicants to consider heat network connections.</p> <p>The support for development proposals for renewable and low-carbon technologies in relation to development proposals could collectively make a significant contribution towards <b>energy efficiency, a reduction of greenhouse gas outputs in line with Scottish government targets</b> and opportunities for <b>energy storage</b>. Through the policy, support</p>

Policy Assessment Table 9	
	<p>for such proposals will be accepted where the location, siting and design can prove there will be no individual or cumulative impact. The anticipated significant positive impacts in relation <b>Climatic Factors</b> by encouraging such development proposals within the area, along with the set criteria could have additional benefits or overall neutral impacts on other environmental factors by protecting and conserving <b>amenity, landscape character and visual impact</b>, the <b>natural and historic environment</b>, and <b>peat and carbon rich soils</b>.</p> <p>The location of any wind farm proposals will be guided by the Spatial Framework (set out in the policy). The Spatial Framework ensures significant protection for areas identified as having wind farm development potential in relation to the <b>natural and historic environmental assets</b> with a particular emphasis on the <b>Antonine Wall WHS</b>, designated sites for <b>biodiversity value, landscape character and visual impact</b>, and the protection of <b>carbon rich soils, deep peat and priority peatland habitats</b>. The Framework will have a neutral effect on <b>human health</b> with the inclusion of a community separation distance from any wind energy proposal which will further protect <b>residential amenity</b>.</p> <p>Through the spatial framework for wind farm development there is very limited capacity identified as having potential for such developments within East Dunbartonshire (with the exception of small areas to the north and west of the district). Any proposals submitted within a Group 3 area will be subject to detailed consideration against identified policy criteria, in particular the criteria set out in the energy infrastructure section (assessment impacts detailed above). Through medium and large scale wind farm proposals and structures, there is potential to impact on the <b>landscape character and visual amenity, human health, biodiversity, soil, water quality and cultural heritage</b>, both individually and cumulatively. These effects are uncertain and should be further investigated and assessed at the Development Management stage, however, through the implementation of the set energy infrastructure criteria and appropriate siting, scale and design of proposals, the potential impacts on these criteria could be avoided, reduced or mitigated.</p> <p><b>Limitations of the policy and suggested alterations or enhancements, include:</b></p> <ul style="list-style-type: none"> <li>- Require information on how proposals will minimise carbon emissions through a formal Sustainability and Energy Statement.</li> <li>- Implementation of an energy hierarchy.</li> <li>- More progressive policy on water consumption rates throughout developments.</li> <li>- Upgrade standards of social/affordable housing level.</li> <li>- Remove reliance on 'Design and Placemaking Supplementary Guidance and include a more robust section on developing heat networks.</li> </ul>



## Policy Assessment Table 9

### **Proposed Alteration and Re-assessment (if applicable):**

The Policy was rewritten to reflect the SEA recommendations along with internal and external stakeholders.

### **Revised Policy**

The LDP 2 development strategy, as set out in Policy 1, is underpinned by a commitment to contributing to national climate change targets and objectives and to promoting sustainability in the wider sense. This commitment sits at the heart of the local development plan process, and will inform decisions on all development proposals. New development proposals will therefore be expected to demonstrate how climate change mitigation, climate change adaptation and wider sustainability have been considered as part of the design process.

Applicants **must include a Sustainability and Energy Statement (SES), providing detailed information on how the** proposal minimises carbon emissions, is resilient to the potential effects of climate change and addresses other key sustainability requirements. The key requirements for all new developments are set out in the Sustainability & Energy Statement (SES) form and accompanying guidance. The SES form, which must be submitted with all proposals for new development (other than the excepted categories detailed below), includes a series of essential and desirable criteria. All essential criteria must be met otherwise planning permission may not be granted. Applicants are strongly encouraged to meet as many desirable criteria as possible. The following sections provide further details of these requirements.

### **Climate Change Mitigation**

The Climate Change (Scotland) Act 2009 places a duty on all public bodies to contribute to climate change mitigation and climate change adaptation, and to promote sustainability. The 2009 Act was amended by the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 which sets ambitious new targets to reduce Scotland's emissions of greenhouse gases to net zero by 2045 at the latest, with interim reduction targets of 56% by 2020, 75% by 2030 and 90% by 2040. Achieving these targets, which are based on advice from the independent Committee on Climate Change, is essential to ensure that the UK meets its pledge to reduce its emissions under the Paris Climate Agreement and to play our part in avoiding catastrophic climate change.

[INSERT GRAPHIC ILLUSTRATING KEY CLIMATE CHANGE TARGETS]

- Net zero emissions by 2045
- 2030 is at least 75% lower than the baseline
- 2040 is at least 90% lower than the baseline.
- 50% overall energy consumption from renewable sources by 2030
- 100% de-carbonised energy system by 2050
- 15% reduction in residential heat demand by 2032
- 35% of heat for domestic buildings from low carbon heat technologies by 2032

## Policy Assessment Table 9

Source: Scottish Government, 2020

A. All new developments must be designed in such a way that they minimise carbon emissions in accordance with the *energy hierarchy* below:

[DIAGRAM TO BE REVIEWED AT DESIGN STAGE]

- 1) **Reduce the demand for energy:** The first stage in the energy hierarchy focuses on minimising the need for energy in the first place. This can be achieved through choice of location, orientation, shading and layout. Reducing travel demand has a significant role to play in reducing emissions including the use of home/community working.
- 2) **Maximise the energy efficiency of buildings:** A ‘fabric first’ approach should be adopted through the use of sustainable design techniques and materials. This includes high quality insulation, thermal performance, airtightness and efficient ventilation.
- 3) **Energy generation from renewable or low carbon sources:** Once the maximum viable energy efficiency has been achieved through the ‘fabric first’ approach, the role of ‘low and zero carbon generating technologies’ to further reduce carbon emissions should be considered. Section 3F of the Town & Country Planning (Scotland) Act 1997 promotes the installation and operation of low and zero carbon generating technologies (LZCGT) in new development. All qualifying new buildings must therefore demonstrate that, in addition to meeting the relevant standard identified in (2) above, proposals must meet at least 20% of the carbon dioxide (CO<sup>2</sup>) emissions reduction standard through the installation and operation of LZCGT, rising to 25% by 2025. Where the proposals includes a listed building or is within a conservation area, the use of LZCGT must be balanced against the need to protect the integrity of the relevant designation. Guidance on the principles that should be applied in such circumstances can be found in Historic Environment Scotland’s ‘Managing Change in the Historic Environment’ series document on Micro-Renewables.

Examples of LZCGTs that the Council will support include: wind turbines; solar thermal panels; fuel cells; water turbines; photovoltaic panels; biomass boilers/stoves (subject to Air Quality Planning Guidance); heat pumps (all varieties); combined heat and power units (but only where fired by zero or low-carbon fuel); and biogas. Please note that this list is not exhaustive and other technologies may be acceptable. Where LZCGT is proposed, applicants are encouraged to install shared energy networks rather than individual solutions on separate buildings, wherever possible.

Applicants must submit calculations indicating the SAP Dwelling Emissions Rate (DER) or SBEM Buildings Emissions Rate (BER) with and without the use of the LZCGT. Where proposals are designed to meet the Building Standards Gold level or above, the LZCGT standards will not need to be met.

## Policy Assessment Table 9

- 4) **Incorporating conventional energy sources:** Conventional heat and energy sources should only be included in the design of new development where it can be demonstrated, to the satisfaction of the Council, that the principles of stages 1-3 of the energy hierarchy have been fully considered.

### Climate Change Adaptation

All new developments must be designed in such a way that they are resilient to the predicted effects of climate change. Applicants must set out the steps that have been taken to address climate change adaptation, including all of the following:

- B. How passive heating and cooling systems have been incorporated
- C. How the green network within and adjacent to the proposed development has been strengthened to reduce flood risk, provide urban cooling and promote habitat connectivity
- D. For residential developments, designing homes to be resilient to surface water and fluvial flooding
- E. Where a flood risk assessment is required, the predicted increase in flood risk is in accordance with the climate change allowances set out in the SEPA guidance document 'Climate change allowances for flood risk assessment in land use planning' (2019)

The Council is preparing a Climate Change Adaptation Strategy, which will focus on ensuring that new development is designed and located in a way that minimises climate risks, and identifies actions to ensure our communities are more resilient to the effects of climate change. Applicants must also ensure that development proposals are in line with the Adaptation Strategy, once adopted.

### Wider Sustainability

All Scottish public bodies are required to support sustainable development. To help achieve this, the Council has produced a *Sustainability and Climate Change Framework* that sets out a strategic approach for delivering environmental, social and economic benefits in a joined up way, offering opportunities for efficiency and cost avoidance. The Framework and its Action Plan will contribute towards Scotland's target of net zero emissions by 2045 and help ensure that our local communities, environment and infrastructure are prepared for the long-term impacts of climate change.

All new developments must be designed in such a way that they promote sustainable use of materials. In particular, proposals must include evidence that all of the following considerations in relation to the use of materials have been taken into account as part of the design process:

- F. The use of reclaimed construction materials
- G. The use of materials sourced as locally as possible
- H. Maximising the use of low toxicity materials, such as minimising the use of plastics and Volatile Organic Compounds (VOC's) within finishing materials
- I. Maximising use of sustainable timber and natural materials
- J. Minimising the embodied carbon within a project including elimination of high-energy materials
- K. Designing the project for dismantling and reuse at the end of its life

## Policy Assessment Table 9

Recognised assessment standards such as the BREEAM refurbishment and fit-out standards should be used to provide external verification that these considerations have been undertaken.

Water consumption rates must be minimised throughout the development, in accordance with the Building Standards Silver Level. This includes the following:

- L. WCs of average flush volume not more than 4.5 litres
- M. Wash hand basin taps with a flow rate not more than 6l/m
- N. Shower heads with a flow rate not more than 8l/m
- O. 1 water butt (min. capacity 200 litres) for outdoor use per dwelling

Rainwater harvesting or a greywater recycling system designed to provide water for toilet flushing should be used where feasible. Proposals that will result in a new or larger built footprint must incorporate SuDS features in line with the Council's *Design and Placemaking* Supplementary Guidance. This is to ensure that there will be no increase in rate of surface water run-off in peak conditions or detrimental impact on the water environment.

### **Sustainability and Energy Statement Requirements**

The SES must set out how the above requirements in relation to climate change mitigation, climate change adaptation and wider sustainability will be met.

The level of detail provided within the SES should be proportionate to the scale of development proposed, and the Council will advise on any specific requirements on a site-by-site basis. Where possible, the information required to satisfy Section 7 of the Building Standards should be submitted along with the planning application documentation. Where this is not possible, a condition may be applied to any planning permission to ensure that the development is designed and constructed to meet the requirements of the relevant sustainability level in Section 7 of the Building Standards.

The following development types will be exempted from the need to undertake a Sustainability & Energy Statement:

- i. Alterations and extensions to buildings that are less than 50 square metres.
- ii. Changes of use or conversions of buildings.
- iii. Buildings that are ancillary to a dwelling that are stand-alone, having an area less than 50 square metres.
- iv. Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection.
- v. Buildings which have an intended life of less than two years.
- vi. Conservatories.
- vii. Any other buildings exempt from Building Standards regulations.

## Policy Assessment Table 9

### Developing Heat Networks

The Council is supportive of district heat networks and communal heating systems as an important way of reducing heat demand by ensuring efficient use of waste heat. Combined heat and power fired by low-emission sources and/or microgeneration of heat and heat recovery technologies will be particularly encouraged.

All significant/anchor developments, substantial developments and development adjacent to heat networks/sources will be expected to establish the potential for, and viability of, decentralised energy centres and heat networks. Unless it can be demonstrated that connection to an existing network or installation of plant capable of future connection is not a viable prospect, all proposals falling within these categories will be expected to achieve at least one of the following:

- P. Connect to a district heat network where located in an identified heat network zone
- Q. Co-locate with other significant heat generating developments, where possible
- R. Demonstrate how the proposed development could be connected to a heat network in the future, where immediate connection is not possible
- S. Incorporate a suitable area of land for the future provision of a heat network energy centre and space for future pipework/piperuns. Safeguarding this space will ensure easier excavation for installing heat network pipes without significant disturbance and that other new development or infrastructure does not obstruct the development of any planned heat network

The Council's Local Heat and Energy Efficiency Strategy (LHEES) will indicate the zones within East Dunbartonshire with greatest potential for heat networks based on existing energy demand, proximity of energy resources and prevailing fuel sources. Once adopted, development proposals will be expected to address their heat demand in line with the LHEES and investigate the feasibility of alternative heat sources and the implementation of bespoke on site solutions.

Development of any type must not prejudice the potential for future heat networks to be developed and should include appropriate infrastructure for connection or safeguards to allow future connection.

### Renewable and Low Carbon Energy Proposals

Development of renewable and low-carbon energy technologies will be supported, where the location, siting and design has no unacceptable individual or cumulative impact. Proposals will be assessed against their impact on or contribution to all of the following:

- T. Amenity of existing or allocated uses in the surrounding area, including visual impact, noise and shadow flicker
- U. Landscape and visual impact.

### Policy Assessment Table 9

- V. Environment, including air quality, natural heritage, the historic environment, the water environment (including flood risk), and peat and other carbon rich soils
- W. Transport infrastructure, including road traffic and the safety of trunk roads and the railway network
- X. Tourism and recreation, including core paths, long-distance walking routes and public access
- Y. Aviation, including the safe use of Glasgow Airport, flight activity, navigation, flight paths and Ministry of Defence operations
- Z. Telecommunications (including those used by utility companies) and broadcasting installations
- AA. The local economy
- BB. The scale of contribution towards renewable energy generation targets
- CC. The effect on greenhouse gas emissions and opportunities for energy storage

#### Restoration & Aftercare


Commercial proposals should set out a sustainable, fully-costed, phased decommissioning, restoration and aftercare scheme which restores the site. This may be secured through appropriate financial guarantees, which will be regularly reviewed.

#### Spatial Framework for Wind Farm Development

The location of a wind farm proposal will be guided by the Spatial Framework for Wind Farm Development, see Figure X and Map X. The spatial framework is applicable to any proposal for a wind farm development of medium scale or larger. A medium-scale development proposal has wind turbines of greater than fifty one metres height, to blade tip, and either a cluster of more than one turbine or a wind farm group of more than six turbines. A proposal to re-power any existing wind farm which is in a suitable site where environmental and other impacts are capable of mitigation can help to maintain or enhance installed capacity. The current use of the site as a wind farm will be a material consideration.

#### Figure 2: Spatial Framework for Wind Farms

<p><b>Group 1: Areas where wind farms will not be acceptable:</b> There are no group 1 areas in East Dunbartonshire as there are no National Parks or National Scenic Areas in the Council area.</p>		
<p><b>Group 2: Areas of significant protection:</b> Recognising the need for significant protection, in these areas wind farms may be appropriate in some circumstances. Further consideration will be required to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.</p>		
<p><b>National and international designations:</b></p>	<p><b>Other nationally important mapped environmental interests:</b></p>	<p><b>Community separation for consideration of visual impact:</b></p>

Policy Assessment Table 9											
E. Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and its setting;  F. Sites of Special Scientific Interest (SSSI).			G. Carbon rich soils, deep peat and priority peatland habitat.			H. An area not exceeding 2km around cities, towns and villages identified on the local development plan with an identified settlement envelope or edge. The extent of the area will be determined by the planning authority based on landform and other features which restrict views out from the settlement.					
<b>Group 3: Areas with potential for wind farm development:</b> Beyond groups 1 and 2, wind farms are likely to be acceptable, subject to detailed consideration against identified policy criteria, in particular in the criteria set out in the Energy Infrastructure section.											
<b>Revised Assessment Policy 9 Climate Change, Sustainability and Energy Infrastructure</b>  		++/?	+/?	+/?	0	0/?	++/?	+/?	++	++	++/?
		<b>Assessment Commentary</b> Policy revised taking cognisance of SEA assessment commentary and recommendations along with internal and external stakeholders. The policy retains all the benefits set out from the alternative above while including all the enhancements set out below.  By including the requirement for all applicants to provide a Sustainability and Energy Statement it will ensure Development Management will be able to easily keep track of what has and hasn't been included within the proposal and guide proposals in a more efficient way to minimise carbon emissions, contribute towards or impact adaptation measures and address key sustainability requirements  Through this policy, climate change mitigation would align with the implementation of Policy 10: Design and Placemaking and existing Design and Placemaking Supplementary Guidance. The new requirement to implement an energy hierarchy, including specific expectations within each stage is the preferred option as it is clear and unambiguous as to what the Council expects from applicants at each stage of the hierarchy.									

**Policy Assessment Table 9**

Minimising water consumption rates throughout developments in line with current Building Standards is unlikely to achieve any significant improvement on current levels and could result in the Council being accused of not addressing climate change adaptation sufficiently. By enhancing development requirements to meet Building Standards Silver level and the related bullet points for its sustainability level, it is anticipated to have a greater impact on the sustainable use of water resources and lead to a more progressive policy in relation to water consumption rates throughout developments.

Through this policy the required SES goes beyond encouragement and ‘must’ set out how requirements in relation to climate change mitigation, adaptation and wider sustainability are met. This policy supported by the new Building Standards Regulations (anticipated Dec 2022) will further enhance the required set standards for specific types of developments reaching a higher level of sustainability and energy in emissions standards. Higher building standards end energy efficiency will play a key role in tackling issues relating to fuel poverty i.e. it is particularly important for low income families that their homes are energy efficient. These enhanced levels of required compliance along with the requirement for the development of and SES are likely to achieve a significant improvement on current levels of sustainability and contribute to carbon emission reductions during the LDP2 period (up to 2027).

This policy also goes further than the alternative as far as to say that the Council would only accept lower levels of sustainability where ‘all of the essential criteria’ set out within the SES could not be achieved or would undermine the proposal. This will significantly enhance the implementation of the policy and make it clear what the Council expects.

As well as the link with Design and Placemaking Supplementary Guidance in terms of the provision of heat infrastructure section, this preferred policy approach incorporates detailed policy elements relating to the development of heat networks and ensures that relevant proposals (All major proposals or significant heat generators) ‘must’ take this into account, in line with the emerging LHEES, to establish the potential or viability of decentralised energy centres and heat networks. In addition to this, all types of development must accord with this policy element to allow for potential future connection. This policy element could be significant in reducing heat demand by ensuring efficient use of waste heat. This, along with other elements of this policy in terms of building standards enhancements and efficiencies and tackling fuel poverty, could have a significant impact in relation to **Climatic Factors and Population and Human health**. The emerging LHEES which will indicate the zones with greatest potential for heat networks is likely to have an individual SEA produced in parallel with the Strategy. The detailed on-site impacts relating to such projects, uncertain at this stage until specific areas are identified, will be assessed and set out within the SEA of the LHEES.



## Policy Assessment Table 10

### 10. Design & Placemaking

Planning is about creating better places that help to improve the quality of life for everyone. This means taking a design led approach to the development process, as required by the Government's two policy statements, Creating Places and Designing Streets. Together, these two documents set out the value that high quality design can deliver and the important role that good buildings and places play in promoting healthy, sustainable lifestyles.


East Dunbartonshire Council will take a design led approach to all forms of development, and put high quality design at the heart of the decision making process. The Council will support proposals which contribute towards the creation of distinctive, high quality places that provide character and a strong identity. Ultimately we want to make East Dunbartonshire an attractive place to live and work by creating a network of well designed, accessible and healthy communities with a balanced mix of uses.

Developments of all scales must accord with the following design and placemaking principles:

- A. Be designed to ensure a positive impact on the character, function and amenity of the surrounding area, including compatibility with existing uses
- B. Provide appropriate linkages to transport, neighbouring developments and green infrastructure connections
- C. Be of a high quality, taking into account any relevant guidance or character assessments
- D. Incorporate sustainable materials, energy, design and construction methods. In particular provide energy and heat efficient buildings which make the best use of passive solar gain, shelter and sustainable drainage systems and digital infrastructure
- E. Help to reduce use of the car by prioritising pedestrians, cyclists and public transport services
- F. Safeguard and enhance features that contribute to the heritage, character and local distinctiveness of each area
- G. Contribute to a welcoming and safe environment
- H. Promote healthy, active and inclusive lifestyles
- I. Include details on the provision for storage and collection of waste

Proposed developments that are likely to have a significant impact on the environment may need to be accompanied by a design tool, such as a Design Framework, Development Brief, Master Plan, Design Guide or Design Statement. This should be established as part of the pre-application phase. In some circumstances, the Council may adopt Development Briefs or Masterplans as planning guidance where this would aid the development process.

Supplementary Guidance: *Design and Placemaking* expands upon each of these aspects of good placemaking and should be referred to by applicants for relevant proposals. Applicants should also ensure that proposals reflect the requirements set out in Supplementary Guidance on the *Green Infrastructure and Green Network*.

Policy Assessment Table 10										
<p><b>Policy 10 Design &amp; Placemaking</b></p> 	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	++	+	++	+	+	0 / ?	++	++	+	+
	<p><b>Assessment Commentary</b></p> <p>Direct positive environmental impacts are anticipated on most SEA criteria through the implementation of this policy particularly through improving the sense of place, functionality and amenity of developments and settlements. Through the promotion of healthy, active lifestyles, contribution towards a modal shift to active travel alternatives rather than a reliance on private car use and placemaking principles regarding sustainable construction materials, methods and energy and heat efficient building design. This policy approach could have significant positive environmental impacts particularly regarding a contribution towards the reduction of greenhouse gas emissions, tackling fuel poverty and improved human health and community wellbeing.</p> <p>The inclusion of increased importance for developments of all scales to take into consideration the storage and collection of waste, will have a positive impact on waste generation and recycling provision. In addition to this, the increased emphasis of the green network and green infrastructure will ensure that these principles are incorporated into all development proposals throughout East Dunbartonshire and result in a major positive impact on <b>Biodiversity, Flora and Fauna</b> with particular importance on habitat connectivity and networks.</p> <p>The design principles, particularly B, E and H, will provide additional benefits in relation to <b>Population and Human Health, Air Quality, Climatic Factors</b> and <b>Material Assets</b> through the direct focus on active travel and public transport alternatives to private car use and emissions levels when considering developments.</p> <p>The design and placemaking principles for ensuring developments are compatible with existing uses and will further strengthen the policy wording and existing Development Management procedures in terms of ensuring that the location</p>									

<b>Policy Assessment Table 10</b>	
	<p>and surrounding areas of development applications will not result in adverse impacts and could potentially be enhanced through planning proposals depending on their proposed uses.</p>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b>                      Policy revised taking cognisance of SEA recommendations, internal and external stakeholder responses. Proposed inclusions (highlighted below):</p> <p><b>Revised Policy</b>                      Planning is about creating better places that help to improve the quality of life for everyone. This means taking a design-led approach to the development process, as required by the Government’s two design policy statements, Creating Places and Designing Streets. Together, these two documents set out the value that high quality design can deliver and the important role that good buildings and places play in promoting healthy, sustainable lifestyles.</p> <p>East Dunbartonshire Council will take a design-led approach to all forms of development, and put high-quality design at the heart of the decision-making process. The Council will support proposals which contribute towards the creation of distinctive, high-quality places that provide character and a strong identity. Ultimately, we want to make East Dunbartonshire an attractive place to live and work by creating a network of well-designed, accessible and healthy communities with a balanced mix of uses.</p> <p>The early design process will consider the context and identity of the development site and connections to and from the site. The layout siting and design of development will protect and enhance the character and appearance of the surrounding area, including any key land use <b>natural and historic</b> assets in the community area which are related to the site, see Communities Policies.</p> <p>Development of all scales must accord with all of the following design and placemaking principles:</p> <ul style="list-style-type: none"> <li>A. Be designed to ensure a positive impact on the character, function, identity and amenity of the surrounding area, including compatibility with existing uses</li> <li>B. Be of a high quality, and demonstrate the six qualities of successful place: distinctive, safe and pleasant, welcoming, adaptable, resource efficient and easy to move around and beyond.</li> <li>C. The siting, design and layout of all new development will limit likely greenhouse gas emissions.</li> </ul>	

## Policy Assessment Table 10

- D. Provide appropriate linkages to transport, neighbouring developments and green infrastructure connections
- E. Incorporate sustainable materials, energy, design and construction methods.
- F. Help to reduce use of the car by prioritising pedestrians, cyclists and public transport services
- G. Safeguard and enhance features that contribute to the heritage, character and local distinctiveness of the area, including the historic environment
- H. Contribute to a welcoming and safe environment and if in a town centre encourage high quality public realm and active frontages
- I. Promote healthy, active and inclusive lifestyles, including meeting requirements for **accessible, good quality and inclusive** open space provision
- J. Include details on the provision for storage and collection of waste.
- K. Protect, mitigate and enhance the natural and water environment. Landscaping will protect, enhance, expand, manage or create green infrastructure and the green network. Advance landscaping or temporary greening of development sites will be encouraged.

### Design Tools

The design tools required for different types of development include:

- L. Design and Access statement is required for a development which is major in scale.
- M. Design Statement is required for a development within: World Heritage Site, Conservation Area, nationally important Historic Garden or Designed Landscape, the site of a Scheduled Monument, the curtilage of a Category A listed building and where key environmental sensitivities, including other listed buildings or natural heritage designations, should be avoided or mitigated.
- N. Masterplan is required where the Community Policies identify this as a key requirement, particularly for a development proposal.

Other proposed developments may need to be accompanied by a design tool, such as a Design Statement. This should be established as part of the pre-application phase. In some circumstances, the Council may adopt Development Briefs or Masterplans as planning guidance where this would aid the development process.

### Green Infrastructure

Green infrastructure must be considered as an integral element of placemaking and form a key part of the design of new developments. It should integrate effectively and coherently with the green network immediately surrounding the site and with wider habitat, access and greenspace networks. Wherever possible, opportunities should be sought to create a new link or enhance an existing one. On-site green infrastructure should be multi-functional in nature, performing a range of functions including:

- water management, contributing to minimise surface water run-off, climate change adaptation and improvement of the ecological quality of watercourses and water bodies

### Policy Assessment Table 10


- access networks, helping prioritise sustainable travel
- habitat enhancement, delivering the requirement for at least no net loss of biodiversity and contributing positively to biodiversity conservation
- provision of high quality open space to promote healthy, active and inclusive lifestyles

#### Reuse of Potentially Contaminated and Unstable Land

Where there is known or potential contaminated land, gases or ground instability on a site, any development should take account of this in both its design and the type of use proposed. Where there is an unacceptable risk to public safety or the environment, remediation should be carried out to address this risk, in relation to both the site and surrounding land uses. Any remediation proposals and objectives must be consistent with the requirements of [PAN 33 Development of Contaminated Land](#).

#### Planning/ Supplementary Guidance

Design and Placemaking Supplementary Guidance expands upon each of these aspects of good placemaking and should be referred to by applicants for relevant proposals. Applicants should also ensure that development proposals reflect the requirements set out in Supplementary Guidance on Green Infrastructure and Green Network, including green infrastructure applicable to different types and scales of development and requirements for delivery of green infrastructure and green network. The Natural Environment Planning Guidance has a section on how to design development to enhance biodiversity.

Revised Assessment Policy 10 Design & Placemaking 	++	+	++	++ / ?	+	+ / ?	++	++	+ / ?	++ / ?
	<b>Assessment Commentary</b> Policy revised taking cognisance of SEA assessment commentary, internal and external stakeholder responses. This policy incorporates all of the benefits from the alternative with the following additions:  This policy revision incorporates clear requirements for design tools for sites of particular scales / sensitivities, whether or not allocated through the Local Development Plan, including: - Reflecting the statutory requirement for Design and Access statements to be submitted for all major developments. - Encouraging production of a Design & Access statement at approval of reserved matters stage, where one has not been produced at an earlier stage.									

## Policy Assessment Table 10

- Requiring a design statement is to be prepared by developers if key environmental sensitivities (e.g. conservation area; natural heritage designation) need avoided or mitigated.

- The community strategies sections can identify in key requirements for a proposal, where one of the design tools mentioned above is required.

This approach is more proactive in nature to the alternative policy (above) as it relates to sites allocated or non-allocated through the LDP2. In addition to this, the design framework for all sites will be set out within the policy to outline a clear design tool hierarchy for all development proposals to adhere to. Through this policy approach significant benefits are anticipated on all SEA environmental factors, although these impacts will be dependent on the sensitivity of the receiving environment, proposed design concepts utilising the set design tools/process, proposed changes as a result and mitigation/compensation where necessary.

This policy revision builds on the alternative above by identifying more detailed requirements for avoidance or mitigation of impacts, which could also include illustrations. This enhances the significance of the impacts on all SEA environmental impacts than those set out in the option above, achieved by providing more detailed key requirements to ensure that developments avoid, reduce, mitigate or offset identified impacts and the provision of detailed illustrations to reflect this information (mapping and site layouts).

The policy clearly identifies the value and nature of the **green network and green infrastructure** elements as a whole. Significant positive effects are anticipated particularly regarding the protection and enhancement of green spaces and their linkages. The opportunities identified regarding **community wellbeing** and access to green network elements and wider countryside for outdoor recreation will provide positive impacts on **human health, biodiversity network and landscape character** and local distinctiveness of the areas settlements. The inclusion of a policy section on green infrastructure ensures that it must be a key part of the design of new developments and placemaking in general. This will further enhance the impacts of this policy from a **Biodiversity, Water Quality, Climatic Factors, Population and Human Health and Material Assets** perspective by ensuring developments are coherent to the green network surrounding the site and wider habitat network and greenspaces in the vicinity of proposal sites, while also ensuring on-site green infrastructure performs a range of functions.

This policy will also result in a major positive impact for **Soil and Geology** through the reference and encouraged remediation of contaminated land within the scope of supporting regeneration throughout East Dunbartonshire. The

### Policy Assessment Table 10

principle of this policy addition could have significant positive impacts, although the Impacts are unable to be fully detailed at this stage until site specific information, sensitivities and proposals are known.

### Policy Assessment Table 11

#### 11. Transport

The Council seeks to adopt an integrated approach to development, land use and transport and supports the enhancement of a sustainable transport system that facilitates economic growth and fulfils the area's development needs. New housing and commercial developments require to be well served by excellent public transport services and walking and cycling infrastructure to ensure that a range of sustainable, practical and healthy travel choices are enjoyed by people who visit, live or work in East Dunbartonshire.

#### Reducing Travel through Development in Sustainable Locations

Development should be directed to locations where, in line with Scottish Planning Policy; the need to travel is reduced, there are already existing public transport services and active travel routes and that the effect on air quality is minimised. Development proposals for significant travel generating uses will not be supported in locations where:

- There are no immediate links to walking or cycle networks or where links cannot be easily delivered
- There is no access to public transport within 400m walk via established routes
- There would be clear reliance on access by private car.

Development should not have a detrimental effect on strategic road or rail networks, public transport or active travel infrastructure.

#### Provision of Transport Infrastructure

Development proposals should include all infrastructure that is essential to the development of the site and to mitigate against impacts on the wider transport network. This should include provision for:

- Public transport including connections to existing services
- Active travel infrastructure that enables active travel for commuting or leisure purposes and which is linked to the core path network and Green Network.
- Road and rail infrastructure. Council parking standards should be met.

This infrastructure should be of high quality and design and safe and efficient for all users.

## Policy Assessment Table 11

### Assessment of Impacts

In order to deliver this infrastructure all significant proposals for travel generating uses are expected to be accompanied by a comprehensive transport assessment and travel plan which outlines measures required to develop the site and mitigate impacts on the wider network. Such infrastructure should be provided as part of the development by the developer and/or through a planning obligation. This applies to development which either individually or cumulatively requires new or improved infrastructure. In the case of proposed locations located beyond maximum acceptable distance of existing public transport routes, contributions for the provision or enhancement of such services will be sought.

Transport assessments and travel plans should take into account the range of development sites set out in the Communities Section, including consideration of a contribution towards the delivery of Local Transport Strategy interventions in the relevant locality. In some cases, as detailed in the Communities Section, land has been set aside to accommodate potential new public transport infrastructure and associated infrastructure such as; cycle parking, car parks and connections to active travel routes; in order to allow for mitigation of pressure on the existing transport network.

### Air Quality

Where developments are likely to have a significant impact on the natural, historic or community environment, the Council will require developers to submit an Air Quality Assessment. In particular, any potential significant impact on local air quality from development within or adjacent to the existing Air Quality Management Areas at Bishopbriggs Cross, Bearsden Cross and any future designated Air Quality Management Areas, should be mitigated by providing for active travel and public transport as an alternative to vehicular traffic.

**Supplementary Guidance 1: *Design and Placemaking*** sets out design standards required when delivering transport infrastructure. **Supplementary Guidance 8: *Sustainable Transport*** identifies when the relevant assessments, statements or travel plans should be submitted with development proposals and sets out parking standards.

Proposals should consider any requirements identified in **Supplementary Guidance 7: *Planning Obligations*** which outlines planning obligations required towards infrastructure provision, including transport. The Council will expect applicants to make a fair and reasonable contribution which is related in scale and kind to the proposed development. The type of contribution, whether financial or otherwise, should be agreed with the Council as part of the development management process and preferably as part of pre-application discussions.

Policy 11 Transport	SEA Objectives								
	PHH	CH	BFF	S&G	L	WQ	AQ	CF	MA



Policy Assessment Table 11										
X	1	2	3	4	5	6	7	8	9	10
		++	+	0	X	+	0	+	+	+
<p><b>Assessment Commentary</b></p> <p>Through the creation of policy options and assessment of alternatives an integrated approach was taken forward as the preferred option with a combination of the two approaches constituting a realistic and pragmatic overall approach which favours sustainable transport, reasonable maintenance of the road network and new road infrastructure to connect to new public transport infrastructure to create a fully integrated and coherent transport network that meets the needs of a majority of stakeholders.</p> <p>This integrated approach would result in a number of positive impacts through the provision and promotion of active travel infrastructure and the consideration of the sustainable location of developments. Air quality and the contribution towards carbon emissions reduction are potentially considering sustainable transport aspects of the policy have positive impacts and the development of the road based network could offset these and cause an overall neutral. The scale and nature of road based developments, improvement or maintenance works would determine the likely significance of the policies effects on these criteria.</p> <p>Improved provision and access to active travel routes which through well designed and safe developments will provide an enhanced positive impact on community wellbeing and human health together with potential overall positive impacts on the areas localised air quality with an increased emphasis on the reduction of greenhouse gas emissions and enhanced protection of the high quality environment.</p> <p>Suggested alterations to further enhance the positive impacts of the policy and expand its scope are set out below with a particular emphasis on <b>Population and Human Health, Air Quality</b> and <b>Climatic Factors</b>.</p>										
<p><b>Proposed Alteration and Re-assessment (if applicable):</b></p> <p>In order to improve East Dunbartonshire’s contribution to the modal shift from private car use to active travel alternatives and the contribution to a reduction in greenhouse gas emissions this Policy should make the following alterations (highlighted below). Policy revised taking cognisance of SEA assessment commentary, internal and external stakeholder responses.</p>										

## Policy Assessment Table 11

### Revised Policy

The Council seeks to adopt an integrated approach to development, land use and transport, and supports the enhancement of a sustainable transport system that will facilitate economic growth and fulfil the area's development needs. New developments require **to be attractive places that are well served by high quality walking and cycling infrastructure which link into** frequent and accessible public transport services to ensure that a range of sustainable, practical and healthy travel options are enjoyed by people who visit, live or work in East Dunbartonshire.

### Reducing Travel through Development in Sustainable Locations

Development should be directed to locations where - in line with Scottish Planning Policy - the need to travel is reduced, there are already existing **active travel routes and** public transport services, and the effect on air quality is minimised. Development proposals for significant travel-generating uses will not be supported in locations where **one of the following is the case:**

- A. There are no immediate links to walking or cycle networks or where links cannot be easily delivered
- B. There is no access to public transport within a 400m walk via well-lit, safe and all- weather routes that have been designed for all users
- C. There would be clear reliance on access by private car.

Development **must** not have a detrimental effect on **active travel or public transport infrastructure or strategic road or rail networks**. When development is likely to have a significant adverse effect on the transport network, proposals **must** include provision for associated infrastructure or measures that will relieve pressure on the network and mitigate against negative impacts, as detailed in this policy.

### Prioritising Sustainable Travel through Development

**Development proposals must prioritise travel to/from the site in line with the Sustainable Travel Hierarchy as outlined in National Transport Strategy 2. The planning process will therefore give priority to providing access to, from and through development sites in the following order:**

1. Walking and wheeling, then;
2. Cycling, then;
3. Public Transport, then finally;
4. Private car

## Policy Assessment Table 11

This Hierarchy will be embedded in the planning process to ensure that high quality access is provided to/from the development site to existing walking and cycling networks and public transport connections. This approach will therefore prioritise access arrangements for sustainable travel over any arrangements for private car travel.

In order to prioritise journeys made by sustainable travel to, from and through development, key requirements are set for all housing sites, the Community Policies detail how development should link into the network in each respective community and the section below on Assessment of Impacts, and Policy 24 – Developer Contributions, outlines how contributions will be required to ensure that onward sustainable journeys made to/from the development site are improved and prioritised.

The following sustainable travel infrastructure must be provided:

- D. All sites must – as a minimum - provide direct, safe, walking and cycle access points to the nearest active travel networks, public transport connections and local services and amenities.
- E. All sites must – as a minimum – adopt high quality design and placemaking principles in line with Policy 10 to ensure development sites are attractive, safe places which can be accessed and navigated through by active travel for new and existing communities. This includes ensuring access points and infrastructure is in place which enables direct movement of people through the site by connecting to and enhancing the existing path networks.
- F. In addition to D and E housing sites with 20 units or more must also provide facilities that will enable safe onward active travel journeys external to the site. This includes enhanced and/or new path infrastructure and pedestrian crossing points.
- G. In addition to D, E and F housing sites over 50 units must also prioritise sustainable travel by making active travel more integrated with the adjoining public transport network. This will be achieved by providing interchange facilities at the closest or most appropriate public transport links to the development. Interchange facilities include high quality public realm, Real Time Passenger Information units and secure cycle storage.

### Electric Vehicles

Scotland's new National Transport Strategy 2 outlines the Scottish Government's preferred future transport system. This preferred future transport system centres on a modal shift to walking, cycling and public transport away from the private car. The future system also includes a significant shift from petrol and diesel vehicles to Ultra Low Emission Vehicles (ULEVs).

## Policy Assessment Table 11

The Local Transport Strategy 2020-2025 commits to increasing the availability of public charging infrastructure through an Electric Vehicle Action Plan alongside actions to encourage a modal shift to walking, cycling and public transport as part of a combined objective of encouraging a shift to more sustainable modes of travel.

The Electric Vehicle Action Plan sets out the requirement for an increased public electric vehicle charging to deliver Destination Chargers at sports centres, Town Centres, Village Centres, rail stations and employment sites. In addition to the public charging network and to prepare for increased levels of electric vehicles, there must also be increased levels of residential chargers to allow users to charge their vehicle at home. In recognition of requirement to increase the public charging network and residential charging, the following infrastructure must be provided:

- H. All housing developments must provide residential electric vehicle charging infrastructure for each housing unit as set out in the Sustainable Transport Planning Guidance.
- I. All employment, business and retail developments must provide electric vehicle charging infrastructure as per the standards set out in the Sustainable Transport Planning Guidance.

### Provision of Transport Infrastructure

Development proposals must include infrastructure that meets all of the following:

- J. Prioritises pedestrian and cycle access and onward travel by sustainable modes
- K. Contributes to the electric vehicle charging network
- L. Is essential to the development of the site
- M. Mitigates against impacts on the wider transport network.

In addition to the requirements for Prioritising Sustainable Travel through Development and Electric Vehicles this includes requirements for:

- N. Safe and secure cycle parking facilities in line with Council guidelines
- O. Road and associated infrastructure which is safe for all road users.

New developments should provide the above infrastructure requirements with the exception of the alteration and/or extension to an existing dwelling house.

Infrastructure should be of high quality, in accordance with Design and Placemaking policy, and be safe and efficient for all users.

## Policy Assessment Table 11

### Assessment of Impacts

In order to deliver this infrastructure, all significant proposals for travel-generating uses are expected to be accompanied by a comprehensive transport assessment and travel plan which outlines measures required to mitigate impacts of developing the site on the wider network. Such infrastructure should be provided as part of the development by the developer and/or through a developer contribution. This applies to development which either individually or cumulatively requires new or improved infrastructure. **Policy 24 – Developer Contributions sets out how and when a contribution will be required to mitigate the impact of the development on the wider transport network and to ensure that journeys made to/from the development site by sustainable travel are improved and prioritised. In the case of proposed locations beyond maximum acceptable distance of existing public transport routes, contributions for the provision or enhancement of such services will be sought.**


Transport assessments and travel plans should take into account the range of transport proposals set out in the Community **Policies**, including consideration of contributions towards the delivery of the Local Transport Strategy and **Active Travel Strategy** interventions in the relevant locality. In some cases, as detailed in the **Community Policies**, land has been set aside to accommodate potential new public transport infrastructure and associated infrastructure, such as cycle parking, car parks and connections to active travel routes, in order to allow for mitigation of pressure on the existing transport network.

### Air Quality

Where developments are likely to have a significant impact on the natural, historic or community environment, the Council will require developers to submit an Air Quality Assessment. In particular, any potential significant impact on local air quality from development within or adjacent to the existing Air Quality Management Areas at Bishopbriggs and Bearsden and any future designated Air Quality Management Areas, should be mitigated by provision for measures that support active travel and public transport as an alternative to private vehicular traffic. The provisions of air quality management plans will be a key consideration in assessing proposals with potential to impact on local air quality in these areas. **Further details on the consideration of air quality through the development management process is contained within the Air Quality Planning Guidance and further information on direct actions linked to the Air Quality Management Areas can be found in the respective Air Quality Action Plans for Bearsden and Bishopbriggs.**

### Supplementary Guidance

Supplementary Guidance: *Design and Placemaking* sets out design standards required when delivering transport infrastructure. Proposals should consider any requirements identified in Policy 24 and Supplementary Guidance on *Developer Contributions*, which outlines the contributions required towards infrastructure provision, including transport.

Policy Assessment Table 11										
Revised Assessment Policy 11 Transport 	++	+	0	X	+	0	++ / ?	++ / ?	+	++
	<p><b>Assessment Commentary</b>                      Policy revised taking cognisance of SEA assessment commentary, internal and external stakeholder responses.</p> <p>This policy options prioritises sustainable travel through developments by embedding a sustainable travel hierarchy and also requiring significant sustainable infrastructure provision which further encourages modal shift towards active travel alternatives and will be a key consideration for development proposals. This will enhance the anticipated positive impacts particularly related to <b>Population and Human Health</b>, <b>Air Quality</b> and <b>Climatic Factors</b>. The positive impacts on these environmental factors are further enhanced as the policy prioritises</p> <p>In addition to the Councils movement towards modal shift away from private car use to active travel alternatives, with the Scottish Government’s direction this policy also sets out a shift towards encouraging electric vehicles. This policy change along with the provision of charging infrastructure in new developments could potentially have a significant positive impact in relation to local <b>Air Quality</b> as well as <b>Climatic Factors</b> and <b>Material Assets</b>. The significance of these impacts will depend on future provision of infrastructure and the uptake volume of electric vehicles for residents, workers and visitors to East Dunbartonshire.</p> <p>In addition to this, there is an increased focus from a safety perspective regarding all sustainable travel and road based infrastructure within this policy option. This will further enhance the <b>Population and Human Health</b> benefits identified through the alternative policy option.</p>									

Policy Assessment Table 12
<p><b>12. Housing</b>                      East Dunbartonshire is an attractive place in which to live with housing being by far the largest land use in the area. With high average house prices and the general attractiveness of the area to the house building industry the affordability of homes for the local community remains a challenge.</p>

## Policy Assessment Table 12

The development of new housing in East Dunbartonshire plays an important role in meeting the evolving needs of the local community and addressing imbalances in affordability to ensure that all residents of the area have access to high quality housing that is suitable for their needs, promotes social inclusion and improves health. However, the approach to meeting housing need in the area must be realistic, balance meeting need with protecting environmental quality, avoid unsustainable growth and consider the impact of the strategy upon the development of the wider city region in line with Policy 3. Supporting Regeneration and Protection of the Greenbelt.

### Meeting Overall Need

Scottish Planning Policy (SPP) requires the housing land target in the Local Development Plan to properly reflect the Housing Needs and Demand Assessment (HNDA) estimate of housing demand and to be broadly consistent with the adopted Strategic Development Plan (Clydeplan SDP 2017). However, local adjustments can be made based on compelling evidence. During the preparation of the adopted East Dunbartonshire Local Housing Strategy (LHS) the 2017 SDP housing requirement was adjusted and increased taking into account the relevant environmental, social and economic factors as permitted by SPP. Table 1 below sets out the indicative housing requirement in the Strategic Development Plan and the adjustment made by the 2017 LHS.

Table 1 also sets out completions since 2012; the existing housing land supply based on the draft 2019 Housing Land Audit that is effective or capable of becoming effective, new allocations in this plan; and the projected contribution from windfall sites. This forms the housing land supply provided by this Local Development Plan. The land supply provided is considered to meet the requirements of the adopted Strategic Development Plan targets at both the Local Authority and Housing Market Sub Area level. Sites have been selected which are generally in sustainable locations and therefore reduce the need to travel for services, have low green belt defensibility, do not adversely impact on the Antonine Wall World Heritage Site, and protect high nature conservation interest.

Table 1- Housing Land Supply

Period 2012 – 2024: Based on LHS 2017 Target

	Affordable	Private	All Tenure
<i>Strategic Development Plan Housing Supply Target</i>	630	1,610	2,240
Local Housing Strategy Revised Housing Supply Target	1,300	2,400	3,700

Period 2025 – 2032: Based on SDP2 (Extended from 2029 to 2032)

	Affordable	Private	All Tenure

### Policy Assessment Table 12

Strategic Development Plan Housing Supply Target	0	32	32
<b>OVERALL PERIOD 2012 – 2032</b>			
	<b>Affordable</b>	<b>Private</b>	<b>All Tenure</b>
2012 – 2024 Housing Supply Target	1,300	2,400	3,700
Plus 2025 – 2032 Housing Supply Target	0	32	32
Minus Completions	591	1,800	2,391
Equals	709	632	1,341
Plus 15% Generosity	106	95	201
EQUALS HOUSING LAND REQUIREMENT	815	727	1,542
<b>Existing Supply (Housing Land Audit 2019)</b>			
Existing Supply (Housing Land Audit 2019)	870	1,610	2,480
Minus Deallocated Sites	8	66	74
Plus New LDP Allocations	214	255	469
Plus Windfall Allowance	138	418	556
EQUALS TOTAL HOUSING SUPPLY	<b>1,214</b>	<b>2,217</b>	<b>3,431</b>
Surplus/ Shortfall to Target	+399	+1,490	+1,889

#### Housing Delivery

In order to deliver the number of homes in the table above, the Council will support developments that contribute to the creation of sustainable, inclusive and diverse communities and that meet recognised local housing need, particularly the development of sites included in this plan; see Communities Sections for a list of the individual sites proposed. Proposals for housing on infill sites within the urban area will generally be supported by the Council.



## Policy Assessment Table 12

A five year effective housing land supply will be maintained at all times throughout the lifetime of this plan to enable the delivery of the all-tenure housing supply target. This will be monitored and updated annually through the housing land audit. The council will prioritise the early delivery of sites within the established land supply.

If the housing land audit identifies a shortfall in the five year effective housing land supply, the council will support housing proposals which:

- A. are in a sustainable location as guided by policy 1 (and where proposed in the green belt will be considered as an excepted category of development – see policy 3)
- B. are capable of delivering completions within the next five years
- C. can address infrastructure constraints
- D. do not undermine the vision and principles of the development plan.

### **Diverse Communities**

In order to promote diverse and inclusive communities, and to meet the housing needs of the wider community, the Council will expect all developments to provide a range of housing types and sizes, which in many cases will result in high density development, the mix of which should be demonstrated and justified clearly within application submissions. Applications will also be expected to demonstrate how the concept of 'lifetime homes' and future adaptability have influenced the design of proposed new homes. Applicants should refer to Supplementary Guidance: *Design & Placemaking* for details of the design standards expected by the Council.

### **Specialist Housing**

To support the independent living and care of older persons and those with a disability the Council will support proposals for sheltered housing, care homes and other forms of assisted living. The Council will particularly support such developments where they are proposed to integrate with other forms of new housing, and / or where they will integrate well with existing communities.

### **Sites for Gypsies/Travellers**

Land will be safeguarded at Redhills Travelling Persons Site, Primrose Way Lennoxton subject to the outcome of a review on demand.

### **Affordable Housing**

Affordable Housing is defined as housing of a reasonable quality that is affordable to people on modest incomes. Given the high level of need for affordable housing, specific to the circumstances within East Dunbartonshire, the Council will ensure that all developments of new housing contribute significantly towards addressing the need for more affordable housing in the area. To that end, the Council will continue to seek the following affordable housing provision in all developments of market housing (including market-led specialist housing):

### Policy Assessment Table 12

- E. On sites of 10 units or more, 25% of the total number of units will be provided as affordable housing on-site.
- F. On housing sites totalling 2 to 9 units a commuted sum towards affordable housing projects within the authority area will be sought.

The delivery of affordable housing in both of the above scenarios will be secured by the Planning Authority through a developer contribution. Where it is proposed to develop sites significantly or exclusively for affordable housing such developments would be welcomed by the Council. Affordable housing is defined as housing of a reasonable quality that is affordable to people on modest incomes; this may be in the form of social rented accommodation, mid-market rented accommodation, shared ownership, shared equity, discounted low cost housing for sale and low cost housing without subsidy.

**Ancillary Accommodation**

To support the changing needs of families’ proposals for ancillary residential accommodation, such as granny flats, will be supported where they take the form of a physical extension to the main dwellinghouse. Where this is demonstrably not possible detached annexes will only be supported where they are designed to function interdependently with the main dwellinghouse and as such the annex would be incapable of being sold separately from the parent property.

**Single Houses in the Green belt**

The construction of single dwellings within the green belt will only be permitted where this is for:


- G. A full-time worker in an agricultural or other appropriate countryside enterprise who is required to be present on site, provided that there is no building nearby which could be converted, and that a robust business case is presented to support the application; or
- H. Appropriate replacements of existing habitable dwellings

The construction of new residential dwellings within the greenbelt will only be permitted as an excepted category of development (see policy 3) where this is for a full-time worker in an agricultural or other appropriate countryside enterprise who is required to be present on the site, provided that there is no building nearby which could be converted; and that a robust business case is presented to support the application.

**Supplementary Guidance**

Proposals should also consider any requirements identified in Policy 20 and supplementary guidance on Developer contributions.

Policy 12 Housing	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10

Policy Assessment Table 12										
	+ / -	0	0	+	0	0	+	+	0	+
	<p><b>Assessment Commentary</b></p> <p>This policy relates to the provision of housing throughout East Dunbartonshire through the creation of sustainable and inclusive communities. Through this policy there are a number of sections which have anticipated positive and negative effects on the SEA criteria. The development strategy clearly prioritises brownfield land for development with the addition of limited greenfield release within sustainable locations and where the potential environmental impacts would be minimised in order to meet the housing need for the area. This approach could result in positive effects regarding community wellbeing through the creation and access to additional residential accommodation which would benefit local communities while also positively impacting on soil quality by directing development on brownfield land, vacant and derelict sites and providing opportunities for the remediation of potentially contaminated sites. In addition to this, the development approach could result in potential negative impacts regarding the potential loss of greenfield land, open spaces and impacts on landscape through adjustments to settlement patterns and local distinctiveness.</p> <p>The policy ensures that development opportunities are directed towards the most sustainable locations close to existing settlements, town centres and access to public transport which reduces the level of potential greenhouse gas outputs from private transport. This will also allow and actively encourage residents to use active forms of transport to access services and amenities which could also positively impact on local air quality levels.</p> <p>Altered categories of development due to a shortfall in housing land supply are anticipated to increase housing proposals in sustainably located green belt sites. The environmental implications of this are unlikely to be significant given that each development application will still have to accord with the LDP policies and Supplementary Guidance providing protection and conservation measures for the natural and historic environment.</p> <p>The statement relating to the balance between housing development needs and reference to Supplementary Guidance: Design and Placemaking within the Diverse Communities section will further enhance the importance of sustainably designing and locating developments which are appropriate within the local context. This will contribute to the avoidance, reduction and mitigation of any identified environmental effects through proposed developments particularly regarding landscape character.</p>									

**Policy Assessment Table 12**

In addition, the provisions set out regarding housing for agricultural workers will further improve community wellbeing by facilitating employment opportunities within the agricultural sector. This addition to the policy would require a robust business case for the Council to approve residential developments within greenfield locations and the environmental implications are likely to be minimal in terms of the scale of development and their impact on the natural and historic environment particularly landscape character. Further positive impacts are anticipated in relation to an additional reduction in car based commuting by having on-site working appropriate for the business sector in question.

**Proposed Alteration and Re-assessment (if applicable):**

The Policy was rewritten to reflect SEA assessment recommendations along with internal and external stakeholder responses.

**Revised Policy**

East Dunbartonshire is an attractive place in which to live, with housing being by far the largest land use in the area. With high average house prices and the general attractiveness of the area to the house-building industry, the affordability of homes for the local community remains a challenge.

The development of new housing in East Dunbartonshire plays an important role in meeting the evolving needs of the local community and addressing imbalances in affordability to ensure that residents of the area have access to high-quality housing that is suitable for their needs, promotes social inclusion and improves health. However, the approach must be **realistic balancing meeting housing need** with protecting environmental quality, avoiding unsustainable growth and **contributing to the city region strategy of prioritising the development of brownfield land**, in line with **Policy 1 ‘The East Dunbartonshire Development Strategy.’**

**Meeting Overall Need**

Scottish Planning Policy (SPP) requires a local development plan to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirements of the strategic development plan (Clydeplan SDP 2017, Schedules 8, 9 and 10) up to year 10 from the expected year of adoption.

The examination of the proposed plan showed that, based on the 2020 Housing Land Audit, the land supply in this plan allows the housing land requirements (All Tenure and Private Sector) of Clydeplan to be met at the Local Authority level in the periods 2012 to 2024 and 2024 to 2029. The examination also showed that a five year effective land supply is expected to be maintained up to year 10 of this plan. The housing allocations of the plan will also contribute to the additional ambitions of the Local Housing Strategy for affordable and private house building in the period up to 2024.

The land supply supported by this plan is also considered to contribute to meeting Schedule 9 of Clydeplan which sets out housing land requirements for private supply in the Greater Glasgow North West and Strathkelvin and Greater Glasgow North East Housing Sub-Market Areas. The examination of this

## Policy Assessment Table 12

plan showed that allocations of this plan can assist in ensuring that a minimum of a five year effective land supply can be maintained at all times in the housing sub-market areas.

Allocated sites within this plan have been selected which are generally in sustainable locations and therefore reduce the need to travel for services, have low green belt defensibility, do not adversely impact on the Antonine Wall World Heritage Site and protect high nature conservation interest.

Housing Land Supply - All tenure, Clydeplan Housing Land Requirements

	2012-2024	2024-2029
Housing Land Requirement - Clydeplan Schedule 8	2,570	30
Housing completions from 2012 to 2021	2,755	0
Housing Land Audit 2020 programmed sites to 2027	1488	566
Windfall allowance	76	95
Proposed plan sites agreed capacity increases	-2	96

Housing Land Supply - Private, Clydeplan Housing Land Requirements

	2012-2024	2024-2029
Housing Land Requirement - Clydeplan Schedule 10	1850	30
Housing completions from 2012 to 2021	2083	0
Housing Land Audit 2020 programmed sites to 2027	875	399
Windfall allowance	68	85
Proposed plan sites agreed capacity increases	-2	65

## Policy Assessment Table 12

### Housing Delivery

In order to deliver the number of homes set out in the table above, the Council will support developments that contribute to the creation of sustainable, inclusive and diverse communities, particularly the development of sites included in this plan (see Community Policies for a list of the individual sites proposed). Proposals for housing on infill sites within the urban area will generally be supported by the Council.

A five-year effective housing land supply will be maintained at all times throughout the lifetime of this plan to enable the delivery of the all-tenure housing land requirement. This will be monitored and updated annually through the housing land audit. The Council will prioritise the early delivery of sites within the established land supply. If there is an identified shortfall in the five year effective land supply in any of the two Housing Sub-Market Areas or within the local authority as a whole, the Council will support housing proposals which:

- A. are in a sustainable location as guided by Policy 8 of Clydeplan (2017) and Policy 1 of this Plan
- B. are capable of delivering completions within the next five years
- C. can address infrastructure constraints
- D. do not undermine the vision and principles of the development plan.

The Council will also continue to work with neighbouring authorities and monitor the supply of housing land in the Greater Glasgow North West and Strathkelvin and Greater Glasgow North East Housing Sub-Market Areas to ensure that the housing land requirements of the adopted Strategic Development Plan continue to be met.

### Design of Housing

To ensure that new development provides high quality homes that meets the needs of the community, new proposals should address the following:

- E. The need to provide a range of housing types and sizes (i.e. detached, semi-detached, townhouses, terraces, flats/ stairless properties and with differing number of bedrooms) and different tenures (i.e. private ownership, private rent, self/ custom-build and intermediate affordable housing), the mix of which should be clearly justified against local need within application submissions.
- F. Wheelchair and accessibility standards as set out in the Design and Placemaking Supplementary Guidance..
- G. How the concept of lifetime homes, future adaptability and more flexible methods of living have influenced the design of proposed new homes.
- H. How the proposed new homes incorporate a low carbon and energy efficient design to mitigate and adapt to climate change. Policy 9 sets out the Council's expectations in relation to sustainable design and the energy hierarchy.

## Policy Assessment Table 12

- I. In the case of sites within 400m walking distance of town and village centres (including also Lenzie local centre), and where they are 10 units or more in total, a minimum of 25% of the units on site will be provided as smaller housing of no more than 2 bedrooms that are accessible without stairs (for example ground floor flats and flats with lift access).

### **Older Peoples and Specialist Housing**

Development of housing specifically for older people/ those with specialist housing needs is encouraged, particularly on sites within 400m of town and village centres. This includes extra care housing, retirement living, sheltered housing, care homes and any other type of housing specifically for older people or those with specialist needs. In exceptional circumstances there may be a need for occupancy restrictions on such developments. In all older peoples and specialist housing developments additional consideration must be given to how residents will access local services and centres, how the development integrates with the wider community and how opportunities for social interaction can be maximised. Proposals for older peoples/ specialist housing deemed to be particularly detached and inaccessible from services and the existing community will not be acceptable.

Sites that have been identified for this type of housing are set out in the key requirements for housing sites in each of the Community Policies.

### **Sites for Gypsies/Travellers**

Land will continue to be safeguarded at Primrose Way, Lennoxton for potential reinstatement as a Gypsy/ Traveller site. Any planning application for the site will be assessed against the criteria for the site as set out in Policy 5 'Lennoxton, Milton of Campsie, Haughhead and Clachan of Campsie.' Planning applications for private Gypsy/ Traveller sites will supported where they demonstrate sufficient demand for the facility, how the site will create and maintain a high quality environment for the residents and how the character and amenity of the surrounding area will be protected and/ or enhanced.

### **Affordable Housing**

Affordable housing is defined as housing of a reasonable quality that is affordable to people on modest incomes. Given the high level of need for affordable housing, specific to the circumstances within East Dunbartonshire, the Council will ensure that all developments of new housing contribute significantly towards addressing the need for more affordable housing in the area. To that end, the Council will continue to seek the following affordable housing provision in all developments of market housing (including market-led specialist housing):

- A. On sites of 10 units or more, 25% of the total number of units will be provided as affordable housing on-site.
- B. On housing sites totalling two to nine units, a commuted sum towards affordable housing projects within the authority area will be sought.

## Policy Assessment Table 12

The delivery of affordable housing in both of the above scenarios will be secured by the Planning Authority through a developer contribution. **For the avoidance of doubt all affordable housing should be provided in perpetuity.** Where it is proposed to develop sites significantly or exclusively for affordable housing such developments would be welcomed by the Council.

### Ancillary Accommodation

To support the changing needs of households, proposals for ancillary residential accommodation, such as ‘granny flats’, will be supported where they take the form of a physical extension to the main dwellinghouse, or a detached annex that is designed to function inter-dependently with the main dwellinghouse. Therefore, it is important that the design of the annex promotes interaction with the parent property, for example by sharing parking, access and open space to ensure that it functions as an annex and is incapable of being sold off separately. Although most annexes will originally be intended as supplementary accommodation, there could be pressure in the future to sell the annex off separately. In most cases new annexes would be unlikely to meet the required standards for new build housing in terms of privacy, parking, relationship to the streetscene and garden ground for new stand-alone housing units. Additionally, it may be necessary to apply restrictions tying the annex to use of the main dwelling.

### Supplementary Guidance

Proposals should also consider any requirements identified in Policy 24 Developer Contributions.

Revised Assessment  
Policy 12  
Housing



++ / ?	0	0	+	+ / ?	0	+	+	0	+
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#### Assessment Commentary

This revised assessment reflects the original assessment (above) with the following enhancements through SEA recommendations along with internal and external stakeholder responses.

**Diverse Communities / Design of Housing** - Through this approach to setting out a clear and detailed policy in relation to the requirements for new developments to meet all housing needs there is likely to be positive impacts in relation to **Population and Human Health** regarding the provision of different housing types, sizes and tenures, reduction in running costs and improved efficiency to tackle social and economic deprivation. This could also lead to benefits in relation to climate change mitigation/adaptation through sustainably locating new developments, adaptability,



**Policy Assessment Table 12**

resource efficiency and reduction in running costs. Positive impacts on **Landscape Character** and placemaking through design aspects and also **Material Assets** in terms of consideration of access to open space and links with the green network.

**Housing supply targets** - The environmental impacts of this policy section in itself are uncertain. However, the quantity of allocated sites, proposed uses and density, nature and sensitivity of the receiving environment will all have site specific environmental impacts as well as cumulative impacts for each community area and East Dunbartonshire as a whole. These impacts have been identified through the individual proposal site assessments for each housing proposal, through the packages of sites methodology and the cumulative impacts section of the SEA Environmental Report for Plan.

**Older People and Specialist Housing** - Environmental factors may be impacted by this policy direction, in particular **Population and Human Health** in terms of the provision of appropriate facilities and accommodation for older people throughout East Dunbartonshire. The full anticipated impacts resulting from this option are uncertain until more site specific details, quantity of proposals and the nature of the receiving environment are clear. However, there is potential for positive and negative impacts in relation to the **built and natural environment** relating to design and placemaking, sustainable locations and access.

**Ancillary Accommodation** - There is potential for minor positive and negative impacts in relation to the built and natural environment relating to design and placemaking, landscape character and local distinctiveness.

**Sites for Gypsies/Travellers** - This policy option will provide benefits in relation to **Population and Human Health** by recognising the needs of a population group/people with protected characteristics. In terms of the specific safeguarding of Primrose Way, there are a number of minor negative impacts which have been identified regarding its proposed development (**Biodiversity, Landscape, Water Quality, Air Quality, Climatic Factors** and **Material Assets**). The full assessment and site level mitigation measures have been suggested to avoid, reduce or offset any impacts identified where possible (**Monitoring Statement Appendix 8: Site Assessments**). In the event that other sites are proposed for this use and they are not one of the sites assessed as part of the LDP2 process, then these should be assessed on their own merits using the LDP2 site assessment methodology.

## Policy Assessment Table 13

### 13. Community Facilities and Open Space

Community, leisure and sport facilities, including open spaces, make a significant contribution to the health, wellbeing, social cohesion and learning of the communities and people living in East Dunbartonshire. As such the Council encourages and supports the development of new and improved facilities including schools, indoor/ outdoor sports facilities, cultural assets, religious buildings and open spaces. The Community Strategies sections provide a list of new and enhanced facilities that will be delivered by the Council and/ or its partners to ensure that the community continues to benefit from high quality community facilities and services.

#### Provision in New Developments

All new development will provide open space and community/ leisure facilities to meet the needs of the proposed development, as identified in the key requirements for development proposals as set out in the Communities sections.

All open space to be provided as part new developments will:

- A. As a first preference be provided on site in a prominent location.
- B. Be multi-functional, fit for purpose and support healthy outdoor recreation.
- C. Address deficiencies and opportunities in the wider area as identified in the Open Space Strategy and Green Network Strategy, where these are relevant to the development of the site.
- D. Or be delivered by means of a financial contribution to the upgrading of a Council maintained open space as an alternative option to on-site provision; only where the development meets the criteria set out in Supplementary Guidance, see below.

#### Integrated Provision

All community facilities and open space should be developed within a holistic approach, including contributing to placemaking, the green network, protecting and enhancing nature conservation and the water environment. Additionally, new development will be expected to protect, enhance and manage integrated paths for active travel and/ or recreation, including new and existing links to the wider countryside.

#### Facilities in the Countryside

Development in the Greenbelt that is for outdoor recreation, and where the proposal would be compatible in scale and character with the landscape of the Greenbelt, will be supported as an excepted category of development. Where there are existing institutional uses within the Greenbelt, proposals to improve these facilities will be supported provided that the development is compatible in scale and character with the landscape of the Greenbelt.

#### Protection of Existing Facilities

### Policy Assessment Table 13

Proposals that would result in the loss or reduction of existing community facilities and/or outdoor sports facilities and/or useable open space, directly or indirectly, will be resisted except in the following circumstances, where:


- A. In the case of proposals affecting outdoor sports facilities the proposed development is ancillary to the principal use of the site as an outdoor sports facility; or the proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training; and that the site would be developed without detriment to the overall quality of provision.
- B. Suitable replacement and/ or enhanced facilities are provided in a location that is convenient for users, or
- C. There is significant demonstrable community gain as part of the development being proposed (not applicable to sports facilities), or
- D. The relevant strategies covering corporate assets, open space, green networks and culture, leisure and sport (including sports pitches), and in the case of proposals affecting outdoor sports facilities consultation with sportscotland, demonstrate that there is a clear excess of provision to meet current and anticipated demand in the area.

In cases where suitable replacement facilities are agreed by the Council, a developer contribution may be required to secure delivery of the replacement facility.

**Supplementary Guidance**

Proposals should consider any requirements identified in Policy 20 and supplementary guidance on Developer Contributions.

Supplementary Guidance on *Green Infrastructure and Green Network* provides information on how open spaces can contribute to surface water management.

Policy 13 Community Facilities and Open Space  	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	++	0	++	0	++	0	+	+	+	+

<b>Policy Assessment Table 13</b>	
	<p><b>Assessment Commentary</b></p> <p>The implementation of this policy will provide a significant benefit to community health and wellbeing through the provision of community, leisure and sport facilities and open spaces throughout East Dunbartonshire. The policy includes a commitment for all community facilities and open spaces to contribute to placemaking principles and protect and enhance the nature conservation and the water environment. This will have a significant positive impact on biodiversity value and provide a significant contribution to the link with the wider green network which will enhance the connectivity of the areas open spaces from a species and habit network perspective.</p> <p>The policy also has the potential to enhance landscape character and local distinctiveness through enhancements being proposed within new developments and the potential re-use of brownfield sites within greenfield locations. In addition to this, the policy ensures that new community facility developments will protect, enhance and manage integrated path networks, which will contribute towards active travel opportunities reducing the need to travel using unsustainable methods and also provide sustainable and easy access to the wider countryside.</p> <p>The policy is in line SPP while also providing additional protection and enhancement measures regarding the provision of community, leisure and sport facilities and open spaces throughout East Dunbartonshire.</p>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b>                      The Policy was rewritten to reflect the SEA comments along with responses from the internal and external stakeholders.</p> <p><b>Revised Policy</b></p> <p>Community, leisure and sport facilities, including open spaces, make a significant contribution to the health, wellbeing, social cohesion and learning of the communities and people living in East Dunbartonshire. As such, the Council encourages and supports the development of new and improved facilities, including schools, health centres, indoor/outdoor sports facilities, cultural assets, religious buildings and open spaces. The Community Policies provide a list of new and enhanced facilities that will be delivered by the Council and/or its partners to ensure that the community continues to benefit from high-quality facilities and services. <b>The Community Policies also identify open spaces of regional, neighbourhood or local importance, and the green network.</b></p> <p><b>Protection of Existing Facilities</b></p> <p>Proposals that would result in the loss or reduction of existing community or health facilities, outdoor sports facilities, useable open space, community growing sites or allotments, either directly or indirectly, will be resisted except in the following circumstances, where:</p>	

### Policy Assessment Table 13

- A. Suitable replacement and enhanced facilities are provided in a location that is convenient and accessible for users, or
- B. Where it can be demonstrated that there is a clear excess of provision to meet current and anticipated demand in the local area as evidenced by the relevant strategies covering the type of facility affected (including strategies on: corporate assets, open space, green networks, community growing, culture, leisure and sport and sports pitches). In the case of proposals affecting outdoor sports facilities the evidence required will include consultation with *SportScotland*. or
- C. In the case of proposals affecting outdoor sports facilities the proposed development is ancillary to the principal use of the site as an outdoor sports facility; or the proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training; and that the site would be developed without detriment to the overall quality of provision.
- D. In the case of proposals affecting undesignated open space, the land to which the development relates does not contribute positively to the attractiveness and character of the streetscene.

In cases where suitable replacement facilities are agreed by the Council, a developer contribution may be required to secure delivery of the replacement facility.

#### Provision in New Developments

All new developments will provide open space and community/leisure facilities to meet the needs of the proposed development, as identified in the key requirements for development proposals as set out in the Community Policies and/ or in Policy 24 Developer Contributions. All community facilities and open space should be developed within a holistic approach, including contributing to placemaking, green infrastructure, the green network and protecting and enhancing biodiversity and the water environment. Additionally, new developments will be expected to protect, enhance and manage integrated paths for active travel and/or recreation, including new and existing links to the wider countryside.

#### Open Space Provision

All open space to be provided as part new developments will:

- A. As a first preference be provided on-site in a prominent location.
- B. Be multi-functional, fit for purpose, provide green infrastructure, support healthy, **inclusive** outdoor recreation and meet requirements for quantity, quality and accessibility of open space.
- C. Address deficiencies and opportunities in the wider area as identified in the Open Space Strategy and Green Network Strategy, where these are relevant to the development of the site.
- D. Or be delivered by means of a financial contribution to the upgrading of a Council maintained open space as an alternative option to on-site provision, only where the development meets the criteria set out in Policy 24 Developer Contributions.

## Policy Assessment Table 13

### Facilities in the Countryside

Development in the green belt that is for outdoor recreation, and where the proposal would be compatible in scale and character with the landscape of the green belt, will be supported as an excepted category of development provided that the proposed facility includes public use and will have demonstrable health and wellbeing benefits for the local community. Where there are existing institutional uses within the green belt, proposals to improve these facilities will be supported provided that the development is compatible in scale and character with the landscape of the green belt.

Proposals for new cemetery provision will be supported where these comply with SEPA’s guidelines regarding the location of cemeteries and the protection of groundwater. In particular, the development of additional cemetery provision at the sites identified in Policies 2 and 3 will be supported. Any ancillary facilities must be compatible in scale and character with the landscape of the green belt.


### Community Growing Spaces and Allotments

Proposals for new or enhanced community growing spaces and allotments will be supported where these align with the Council’s Food Growing Strategy and are situated within accessible locations. In particular, new or enhanced facilities at the locations detailed in the Communities Policies will be encouraged.

### Supplementary Guidance

Proposals should also consider any detailed policy requirements identified in supplementary guidance. Policy 24 Developer Contributions and related supplementary guidance provides detailed policy on determining the need for and type of developer contribution, in particular for education, healthcare and green network and open space provision. Supplementary Guidance on Design and Placemaking provides detailed policy on open space and green infrastructure requirements for different types of development. Supplementary Guidance on Green Infrastructure and Green Network provides information on the uses of green infrastructure in development, including how open spaces can contribute to surface water management, and on how to deliver green infrastructure and green network enhancements and expansion in development.

<p>Revised Assessment Policy 13</p>	<p>++</p>	<p>0</p>	<p>++</p>	<p>+</p>	<p>++</p>	<p>+ / ?</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>+</p>
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Policy Assessment Table 13	
<p><b>Community Facilities and Open Space</b></p> 	<p><b>Assessment Commentary</b></p> <p>In addition to the alternative policy option above, the improvements and alterations highlighted (above) are anticipated to result in the following impacts.</p> <p>Through the clarification and required demonstrable benefits to the local community for new recreational facilities within countryside locations, it is anticipated to further enhance the already significant positive impacts delivered through this policy. This is particularly in relation to <b>Population and Human Health</b> and <b>community wellbeing</b>.</p> <p>Supporting proposals for new or enhanced community growing spaces and allotments through this policy will ensure alignment with the emerging Council Food Growing Strategy and is likely to provide significant benefits in relation to <b>community wellbeing</b> as well as potential for enhancements to all other <b>environmental factors</b>. Specific food growing sites and opportunities have been identified through the Food Growing Strategy and provided with a site specific assessment through the SEA (Environmental Report).</p> <p>Provision of supportive policy wording for cemeteries will provide additional benefits for the local communities and neighbouring settlements through the new cemetery provision, service and land allocations for the expansion of the existing cemeteries in Cadder, Bishopbriggs and Langfaulds, Bearsden. The majority of land use impacts regarding this proposed policy addition for community facilities are unknown until site investigations and feasibility studies are undertaken to ensure that they are consistent with the regulatory requirements for cemeteries. The proposed sites were assessed as a whole through the LDP2 site assessment methodology (<b>Monitoring Statement Appendix 8: Site Assessments</b>) and integrated into the relevant Community Policy assessments Policies 2 and 3 (above). Project level mitigation measures for both proposal site options have been incorporated to avoid, reduce or offset elements of the impacts identified where possible.</p>

Policy Assessment Table 14
<p><b>14. Network of Centres and Retailing</b></p> <p>Network of Centres</p>

## Policy Assessment Table 14

East Dunbartonshire includes a network of centres that are hubs of community activity and together provide people with places to live, shop, work and visit. The network is based around a recognised hierarchy, with town centres positioned at the top of the hierarchy. The network of centres also includes village and local centres which provide a smaller range of essential goods and services to local communities. Many less mobile and older people depend on these smaller centres for convenience shopping and other essential services, and the Council will strongly protect their respective function, recognising their important role within the network of centres. The network also includes the commercial centre at Strathkelvin Retail Park, which has a more specific focus on comparison retailing,

As focal points of local communities, the Council is committed to creating more accessible, vibrant and healthier centres that include a diverse range of uses, which complement and support each other. The role and function of each centre within the network is set out in the Community Policies section, alongside specific requirements and priorities for future development where relevant.

### Town Centres First Principle

Development proposals will be assessed in line with the *town centre first principle*, which places the long term health and vibrancy of town, village and local centres at the heart of the decision making process. In land use terms this means that proposed uses likely to attract significant numbers of people should be directed to the network of centres, before other locations are considered. This will be applied to retail, commercial leisure, office and other development proposals that would attract significant footfall. Applicants should provide evidence that locations have been considered in the following order of preference:

1. Town, village or local centres as shown on the Proposals Map;
2. Edge of town, village or local centre;
3. Commercial centre;
4. Out-of-centre locations that are, or can be made, easily accessible by a choice of transport modes.

Out-of-centre locations will only be considered where an applicant can demonstrate all of the following:

- A. All town, village or local centre, edge of centre and commercial centre options have been assessed and discounted as unsuitable or unavailable.
- B. The scale of development proposed is appropriate, it cannot reasonably be altered or reduced in scale to allow it to be accommodated at a sequentially preferable location.
- C. The proposal will help to meet qualitative or quantitative deficiencies.
- D. There will be no significant adverse effect on the vitality and viability of existing centres.
- E. Incorporates climate change mitigation and adaptation.



## Policy Assessment Table 14

In all cases, the scale of development proposed should be appropriate to the scale of settlement and the role and function of the centre where it is proposed. Large-scale developments will not normally be appropriate in local centres. In determining whether it is appropriate to apply the sequential town centre first approach to a particular proposal, the Council will have regard to the scale of development and its intended catchment area, as well as to other planning objectives.

### **Commercial Centres**

Strathkelvin Retail Park in Bishopbriggs is currently East Dunbartonshire's only commercial centre. Its catchment stretches beyond the local area to areas outwith East Dunbartonshire and is an important component of the local economy. The retail park has evolved in recent years to include a number of food and drink outlets, supporting its primary role and function as a comparison retail goods destination. The council will protect the primary role and function of the park. Any proposal for new uses, which is supported by the town centre first principle, should not have any adverse impact on the role and function of the park as a primarily comparison goods destination or negatively impact on the network of centres.

### **Supporting Good Health and Wellbeing**

All new development within town, village and local centres must support healthy lifestyle choices and wellbeing within local communities. All proposed developments and changes of use within these centres must contribute positively to the following characteristics of healthy town centres:

- F. Maintaining an appropriate mix and balance of uses
- G. Access to surrounding green networks
- H. High quality play spaces for children
- I. Dementia friendly design
- J. Active travel routes and provision
- K. Provision of high quality public spaces

Proposals that would adversely affect any of these characteristics or result in an over-provision of uses that are likely to have negative long term impacts on physical and mental health, particularly where they are located within 400m of a school, will not be supported. This includes a proliferation of fast food takeaways, betting offices, tanning salons or high interest money lending premises.

There will be a presumption in favour of health promoting uses including leisure centres, health services, pharmacies and libraries. Any proposal that is considered to have a negative impact on *Town Centre Health Check* indicators will not be supported.

### **Noise and Residential Amenity**

## Policy Assessment Table 14

All proposals within town centres, villages and local centres must accord with the 'agent of change' principle. This means that applicants must design new development sensitively to protect local residents, existing businesses, commercial operators and other community facilities (such as schools) from noise impacts. New proposals must include appropriate mitigation for any potentially adverse effects, minimising the risk of future conflict between uses. In particular, new development proposals should manage noise and other potential nuisances by using any of the following:

N. Ensuring good acoustic design to mitigate and minimise existing and potential impacts of noise generated by existing uses located in the area.

O. Exploring mitigation measures early in the design stage, with necessary and appropriate provisions secured through developer contributions.

P. Separating new noise-sensitive development where possible from existing noise-generating businesses through distance, screening, internal layout, sound-proofing and insulation, and other acoustic design measures.

All new development should be designed to ensure that established noise-generating operations remain viable and can function or grow without unreasonable restrictions being placed on them. The planning authority will refuse development proposals that have not clearly demonstrated how noise impacts will be mitigated and managed.

### Retail Capacity

**Convenience Retail** - There is limited capacity for new convenience retail floorspace up to 2027. This means that the vitality and viability of town centres will be vulnerable to further out of centre convenience store development proposals, based on the *Retail Capacity Assessment 2019*.


**Comparison retail** - There is some capacity in the Bishopbriggs, Kirkintilloch and Northern Villages catchment, however this is relatively low. There is limited capacity for new comparison retail floorspace within the Bearsden & Milngavie catchment area.

In general, given the relatively limited capacity for convenience retail and the need to support town centres, the council will seek to maintain the existing floorspace of convenience retail and focus any new provision within existing town centres in the first instance. . To retain and improve the comparison retail offer, it is fundamental that the town centres are enhanced and promoted as attractive destinations. Consideration of an appropriate mix of retail and non-retail services within an attractive town centre environment is included in the Town Centre Strategies. Applicants for new retail development should refer to both the relevant *Community Policy* of the Plan and the current *Retail Capacity Assessment (2019)* for further details of the capacity for new retail development.

### Retail Impact Assessments

**Policy Assessment Table 14**

Where a retail or leisure development with a gross floorspace of over 2,500m<sup>2</sup> is proposed outwith a town centre, and is contrary to the development plan, a retail impact analysis should be undertaken to establish the impact of the proposal on the vibrancy, viability and vitality of town centres. Where a new public building or office with a gross floorspace over 2,500m<sup>2</sup> is proposed outwith a town centre, and is contrary to the development plan, an assessment of the impact on the town centre should be carried out. The planning authority will advise whether a retail impact analysis or similar is necessary for smaller retail and leisure proposals which may have a significant impact on vitality and viability.

<p><b>Policy 14</b>  <b>Network of Centres</b>  <b>and Retailing</b></p> 	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	++	0 / ?	+ / ?	X	+	X	+	+	+ / ?	+ / ?
<p><b>Assessment Commentary</b></p> <p>The focus of this policy is regarding retail and commercial developments and the Councils approach to selecting the most appropriate types of development for its communities together with identifying the most appropriate locations for such developments. The policy has the potential to provide significant economic benefit to the area through the creation of employment opportunities. Through the sequential approach outlined in the policy the Council will direct retail proposals to the most appropriate locations.</p> <p>Through this approach, the policy is anticipated to have a number of positive effects in relation to <b>community wellbeing</b>, <b>local distinctiveness and character</b> and a <b>reduction in emissions levels and improved air quality</b> particularly at a local level. These positive effects are mainly due to the promotion of sustainable development within the proposed development locations and accessibility for the local communities by promoting and encouraging development locations which are accessible by active travel or public transport alternatives to private car use.</p> <p>The criteria included for each proposed development to meet if it is outwith the network of centres is positively enhanced through the fact that the applicant will have to demonstrate how it incorporate <b>climate change mitigation</b></p>										

<b>Policy Assessment Table 14</b>	
	<p><b>and adaptation</b> measures. Other accessibility issues, natural and historic environment impacts are covered through other subject policies.</p> <p>Through the balance of uses, provision of high quality public spaces and play areas, access to the green network and active travel routes this policy will encourage health related proposals in town centre locations which will contribute to a reduction in inequality, improves health of the local residents while enabling the planning authority to restrict alternative proposals which could contribute to poor health choices. This policy approach is anticipated to have significant benefits in relation to <b>Population, Human Health, and community wellbeing</b> as well as potential additional benefits in relation to <b>biodiversity value</b> and enhancements and local <b>air quality</b>.</p> <p>Noise and residential amenity policy will ensure that new developments are sensitively located and designed to protect local residents, businesses and other community facilities. This policy element is anticipated to have benefits in relation to <b>Population and Human Health and community wellbeing</b>. These benefits are also covered through elements of Policy 10: Design and Placemaking policy and related Supplementary Guidance.</p> <p>Providing clear policy positions relating to comparison and convenience retail capacity enhances the positive nature of the impacts regarding <b>Population, Air Quality and Climatic Factors</b> particularly in relation to a stronger policy position for development management and presumption against significant new out of centre retail.</p>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b> Not applicable.</p>	

<b>Policy Assessment Table 15</b>	
<p><b>15. Business and Employment</b></p> <p>East Dunbartonshire Council aims to create a supportive business environment, and encourages development that will generate sustainable and permanent employment opportunities. Development proposals which support start-ups and small businesses will be particularly supported, as will a focus on tourism and town centre development in line with policies 14 and 16. Sites currently in use by businesses or allocated for such use will be safeguarded in order to maintain an adequate business and employment land supply and to provide flexibility for growth and change in the local economy. All of the sites which have been allocated for business and employment use in this Local Development Plan 2 are listed in the relevant Community Policies. This includes sites which have been fully developed and also those which have remaining space to accommodate new build. A description accompanies each site, setting out any existing uses and opportunities identified by the Council for further development.</p>	


## Policy Assessment Table 15

### The Council will therefore support:

- A. Proposals for Class 4, 5 and 6 uses on existing business and industrial sites, whether presently developed or available for development, which are listed in the Community Policies.
- B. Proposals for existing business and employment sites which are in line with the Council's recommendations for the individual sites (where applicable) as set out in the Communities sections.
- C. Business uses on other sites, where these uses are compatible with the character of the area and are not in conflict with other LDP2 Policies.
- D. Development submissions which include a design and proposed use that is compatible with existing businesses and their operations.
- E. Proposals for class 4 business and class 2 office uses in town centres.
- F. Development of the digital infrastructure which can support more on-line business.
- G. The development or redevelopment of vacant or derelict sites for business uses.
- H. The re-use of existing buildings for business uses where appropriate.
- I. Proposals to operate a business from a private home, where the business does not impact unacceptably on their neighbours in terms of amenity, noise, on-street parking or high levels of traffic.
- J. Proposals within the green belt are likely to require a robust business case for uses compatible with a natural setting, such as agriculture and forestry, agricultural diversification ancillary to main agricultural use, and uses compatible and in scale with an existing operational industrial use.

**Proposals for alternative uses on identified employment sites** may also be supported if they do not present a risk that the supply of marketable sites for business and industry will be reduced in a way which compromises the overall policy aim. Such alternative uses will be considered in cases where the applicant can demonstrate all of the following:

- K. The property has demonstrably and suitably been marketed for business use for a minimum period of 12 months without success.
- L. The existing use harms local amenity and there will be no adverse impact on the operation of existing businesses in the area as a result of the proposed new use.
- M. On vacant or infill sites which are part of the business and employment land supply, new development will not change the primary use of the site from long-term business and employment use or prevent such uses from operating on the site in future.
- N. It can be demonstrated that the development will create permanent employment.
- O. The proposal meets the requirements of the Town Centre First Principle (see Policy 14). Applicants should demonstrate that no other locations are suitable or available. Applicants should demonstrate that no other locations are available.
- P. Where the loss of existing business land or premises would adversely affect the supply of marketable land, alternative business land or premises will be provided nearby, which may need to be delivered through a developer contribution. Proposals should also consider any requirements identified in Policy 24 and supplementary guidance on Developer Contributions.

Policy Assessment Table 15										
Where any of these criteria cannot be met, the applicant will be required to provide reasoned justification, to the satisfaction of the Council.										
<p><b>Policy 15</b> <b>Business and</b> <b>Employment</b></p> 	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	+	X	X	+	+	X	+	+ / ?	?	+
	<p><b>Assessment Commentary</b></p> <p>The main environmental effects identified through the implementation of this policy are positive in nature. These effects are in relation to a number of policy criteria, including:</p> <ul style="list-style-type: none"> <li>- Priority being given to proposals incorporating the redevelopment of brownfield land over greenfield release. The inclusion of this criteria will have a positive effect with regards to community wellbeing through the retention of greenbelt / open space locations. This will retain the access to outdoor recreation opportunities for the local community, protect <b>landscape character</b> in terms of the conservation of settlement patterns and <b>soil and geology</b> through the use of vacant and derelict land sites for business opportunities and potential remediation of contaminated land sites. In addition to this, a positive effect on material assets is also anticipated through reuse of existing buildings which could potentially minimise construction waste through demolition and reduce energy for construction materials for developments.</li> <li>- Encouraging employment opportunities and availability locally could potentially reduce the need for current unsustainable levels of commuting out of the area. This could positively impact on the <b>air quality</b> levels locally through the increased reliance on public transport and active travel alternatives and resultant reduction in greenhouse gas emissions levels for the area.</li> <li>- Ensuring development proposals are compatible with existing business uses, operations and not conflict with LDP policy will further strengthen the Policy and existing Development Management procedures in terms of ensuring that</li> </ul>									

<b>Policy Assessment Table 15</b>	
	<p>the location and surrounding areas of development applications will not result in adverse impacts and could potentially be enhanced through planning proposals depending on their proposed uses.</p> <p>By broadening the classes permitted on business and employment sites, no significant impacts are anticipated through this policy approach. However, there is potential for benefits through the creation of new employment opportunities. In addition to this, consideration of accessibility to businesses which provide products and services to visiting members of the public will need to be taken into consideration and priority given to town centre first sites, in line with the current policy, for appropriate business proposals. This will lead to additional benefits regarding <b>Population and Human Health, Air Quality and Climatic Factors</b>.</p> <p>The operation of private businesses from a private home is not considered to have any significant environmental impacts. However, depending on the uptake of home-based businesses throughout the area there is potential for impacts (uncertain at present) in relation <b>air quality</b> and <b>climatic factors</b> through the need to travel and capacity of residential properties/streets. Clarifying operational requirements for such business in terms of the physical changes to properties and operating procedures will also help to mitigate against potential impacts on residential areas, distinctiveness, particularly if in conservation areas or protected by other natural or historic environmental designation.</p>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b> Not applicable.</p>	

<b>Policy Assessment Table 16</b>	
<p><b>16. Tourism</b></p> <p>Tourism is one of the six growth sectors identified in Scotland’s Economic Strategy and increasing tourism is a priority in the East Dunbartonshire Economic Development Strategy. East Dunbartonshire’s visitor economy directly supports the equivalent of 885 full-time jobs; and each year, visitors to the area spend around £85 million on recreation, retail, food and drink, transport and accommodation. The Council supports the development and expansion of tourism opportunities throughout East Dunbartonshire, particularly those which will enhance and contribute positively to destination clusters around existing tourism assets, whilst maintaining the distinctiveness of rural places, towns and villages, and protecting and enhancing the natural and historic environment.</p> <p>[Insert overall map of tourism asset areas]</p>	

## Policy Assessment Table 16

### Visitor Attractions

The following criteria all apply to proposals for new visitor attractions:

- A. Sites for new developments which will depend on drawing in visitors, whether as a standalone attraction or as part of a destination cluster, should be linked to at least one of the identified tourism assets via active travel and public transport routes, and should meet the development requirements for that asset as follows:
  - i) **19.HE1 Frontiers of the Roman Empire (Antonine Wall) World Heritage Site**– The value of the Antonine Wall as an asset to the visitor economy of East Dunbartonshire could be enhanced through developments which: allow visitors to learn about and experience the history of the Wall; and/or make parts of the Wall more accessible to visitors by providing visitor accommodation, shelter, refreshments or toilet facilities. The Council welcomes improved connectivity between the Wall and nearby town or village centres (such as Bearsden, Bishopbriggs, Kirkintilloch or Twechar), either in terms of a physical connection via active travel routes, or a thematic connection (i.e. a town centre attraction with a Roman theme). Proposals should be in line with the most recent Antonine Wall Management Plan and Supplementary Planning Guidance for the Antonine Wall.
  - ii) **1.GN1 Campsie Fells**– The Council encourages developments which will: enhance and promote walking and cycling routes; offer outdoor activities; provide visitor accommodation; or provide somewhere for walkers to stop for refreshments and toilet facilities. Developments should align with local regeneration activities and encourage footfall within nearby Clachan of Campsie, Lennoxton and Milton of Campsie.
  - iii) **1.GN2 Forth and Clyde Canal**– Visitor attractions which increase use of the Canal and towpaths, promote, protect or enhance the Canal’s historic or natural heritage or the attractiveness of the canalside are encouraged. The Council will also consider proposals for visitor accommodation on or near the Canal.
  - iv) **West Highland Way and 1.GN5 Mugdock Country Park**– The Council supports proposals which will contribute to the development of Milngavie as a walking destination. This might include visitor accommodation, a visitor centre, or a business providing shelter, refreshment and toilet facilities for walkers. Development in Mugdock Country Park should be as directed in the Mugdock Park Strategy.
  - v) **Town Centres**– Developments which will increase the vitality of town centres in line with the Town Centre Strategies and Kirkintilloch Masterplan or complement the activities of any active Business Improvement District group with responsibility for town centres are supported. Additionally, food and drink uses, visitor accommodation, general assembly and leisure uses, or proposals which celebrate local history or culture are considered appropriate for a town centre location.
- B. Town centre locations are preferred for proposals which are expected to significantly increase public footfall.
- C. All proposals should be of a high design standard, constructed from high quality materials, and should contribute positively to the aesthetics of their surrounding landscapes and townscapes. Applicants should refer to Supplementary Guidance on Design and Placemaking for details of the standards required by the Council.



## Policy Assessment Table 16

- D. Proposals should protect and enhance the value of the tourism assets and their natural and historic settings, aligning with specific policies (including Policy 19 and Supplementary and Planning Guidance), designations and guidance (for example, for the Antonine Wall World Heritage Site and the Forth and Clyde Canal Scheduled Monument).

Further guidance on how the Council envisions development of the visitor economy around each of the Tourism Asset Areas can be found in the relevant Community Policies.

### Accommodation

The size and variety of East Dunbartonshire's visitor accommodation offer has reduced in recent years. Between 2011 and 2018, the type of paid visitor lodgings available shifted to almost all serviced accommodation, and there is a shortage of camping/touring accommodation. The total number of beds and establishments has almost halved, going from a peak of 37 establishments and 1,185 beds in 2011 to 24 and 551 respectively in 2018.

The Council encourages proposals for visitor accommodation that will increase bed space and the range of locations, in particular linked to East Dunbartonshire tourism assets, and all of the following criteria applies:


- E. Such proposals should be in a sustainable location, and linked to East Dunbartonshire's tourism asset areas via active travel and public transport routes.
- F. Restrictions may be imposed to limit occupancy for holiday purposes only. This is primarily to ensure that chalets and static caravans are not used as permanent residences.
- G. Where tourism development within the green belt is located within close proximity to an existing associated dwelling which is under the ownership and/or control of the applicant and which can act as manager's accommodation, the Council may apply occupancy restrictions to prevent future pressures for additional on-site manager's accommodation. These restrictions may take the form of planning conditions or a legal agreement as considered appropriate.

On 8th January 2020, the Scottish Government announced plans to introduce a licencing scheme for short-term lets. This licencing scheme will come into force in 2021, after which all short-term lets operating in Scotland will need to be licensed and comply with the mandatory safety requirements. In addition, Scottish Councils have been given new powers to add conditions to the licencing scheme and designate control areas, where planning permission will be required to change the use of a residential property to a short-term let. This will not apply to home-sharing arrangements (where someone rents out a room in their own home, or allows people to stay in their home while they are away). At present, East Dunbartonshire Council does not anticipate the need to exercise this power, however should this need arise, the Council will assess the suitability of such proposals based on all of the following:

- H. Potential negative impacts on the amenity of surrounding uses, including noise and increased traffic.

**Policy Assessment Table 16**

- I. The type of property and extent of ownership (e.g. a flat which shares communal spaces with neighbours will have different considerations than a detached property with its own grounds).
- J. Potential negative impacts from the loss of permanent housing.
- K. Accessibility via active travel and public transport routes.
- L. The intended frequency and duration of stays.
- M. The size and maximum occupancy of the property.
- N. The nature of any services provided to guests

Policy 16 Tourism 	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	++	+ / ?	+ / ?	0	+	0	+ / -	+ / -	0	+
<p><b>Assessment Commentary</b>                      The main environmental effects identified through the implementation of this policy are positive in nature. These effects are in relation to a number of policy criteria, including:</p> <ul style="list-style-type: none"> <li>- <b>Population and Human Health</b> through the enhanced community wellbeing by promoting and enhancing the use outdoor recreation opportunities and increased provision for employment opportunities within the tourism sector for the local population.</li> <li>- Encouraging employment opportunities and availability locally could potentially reduce the need for current unsustainable levels of commuting out of the area. This could positively impact on the <b>Air Quality</b> levels locally through the increased reliance on public transport and active travel alternatives and resultant reduction in greenhouse gas emissions levels for the area. In contrast, this policy could also result in increased levels of travel throughout the areas by visitors due to the heritage and visitor attractions throughout East Dunbartonshire.</li> <li>- This policy is intended to increase the tourism facilities and attractions while also promote the use of existing assets providing a positive impact through the promotion and access to areas of high biodiversity and cultural heritage value.</li> </ul>										

Policy Assessment Table 16	
	<p>Through the direct link for all developments with Policy 11 and all supplementary guidance the landscape character and local distinctiveness of the area will be safeguarded and enhanced where possible while also protecting and conserving the tourist attractions in question for their natural and historic environmental value.</p> <ul style="list-style-type: none"> <li>- In addition to this, a positive effect on material assets is also anticipated through reuse of existing buildings which could potentially minimise construction waste through demolition and reduce energy for construction materials for developments.</li> <li>- Criteria ensuring that all proposals should align with the natural and historic setting and contribute positively to the aesthetics of their surrounding landscapes and townscapes, is anticipated to have a positive impacts on <b>Population and Human Health, Biodiversity and Landscape Character</b>. Through this policy the Council will maximise the potential of natural and historic environmental assets which could lead to enhancement opportunities through development mitigation and/or planning gain.</li> </ul> <p>Setting out criteria to encourage appropriate developments with a focus on the Tourism Asset Areas through this spatial strategy approach to tourism will provide additional benefits from a <b>Biodiversity</b> and <b>Landscape</b> perspective in particular, due to the green network being part of these assets which can link and promote tourism. This approach could encourage and focus tourism. By directing tourism towards these set Asset Areas, it will ensure that the policy is more area specific and identification of any environmental impacts can be conducted in a more focussed and systematic manner. This approach would provide a more prescriptive policy approach by indicating the types of supported development in each of the identified asset areas. This could provide some benefits by setting out the potential environmental sensitivities at an early stage and the criteria and constraints more efficiently for certain types of development in each location. This approach will also require that greenbelt proposals link with key tourism attractors, surrounding area and demonstrate how each proposal would improve the existing circumstances. Anticipated impacts on <b>Population and Human Health, Biodiversity</b> and <b>Landscape Character</b> could be further enhanced through this policy area.</p> <p>In terms of the policy elements and criteria based on short-term lets, there is unlikely to be any significant environmental impacts as a result of this inclusion. Any impacts of this policy area will be dependent on the locations and sensitivity of the new sites and/or existing accommodation. One issue may arise whereby significant amounts of housing stock and/or sites are utilised for tourism uses. The resulting impacts of this could be significant in relation to the additional allocation of land required for housing, depending on scale, locations and sensitivity or the receiving environment. A key planning consideration for this form of accommodation should also be accessibility from an active travel and public</p>

Policy Assessment Table 16	
	transport perspective and links to key attractors via these sustainable transport alternatives. This would avoid or reduce any adverse impacts in relation to air quality and the use of private vehicles.
<b>Proposed Alteration and Re-assessment (if applicable):</b> Not applicable.	

Policy Assessment Table 17
<p><b>17. Natural Environment</b></p> <p>Development in East Dunbartonshire will conserve the landscape character of its hills, valleys and farmlands. In particular it will protect the special qualities of its Local Landscape Areas. These include the Campsie Fells and Kilpatrick Hills, distinctive and accessible upland areas which are part of larger ranges that extend into adjacent local authority areas. It also incorporates the Glazert Water valley Local Landscape Area, which also forms part of the wider setting of the Campsie Fells, and Bardowie/ Baldernock and Badenheath Local Landscape Areas which are intimate farmland landscapes interspersed with lochs, rivers and/or burns.</p> <p>The sites of national nature conservation importance in East Dunbartonshire will be protected. These are designated for their woodland, geodiversity, heath, wetland, grassland and species features. The wide range of other natural habitats and species in the area will be conserved and enhanced including watercourses and lochs, lowland raised bogs, wetland, peatland, grassland, hedgerows, ancient semi natural woodland and geodiversity sites. Habitat networks will be conserved and enhanced because of the value of their own nature conservation value and contribution to the distribution of flora and movement of fauna and the resilience of habitats and species to climate change.</p> <p>Therefore development will consider potential impacts on the range of natural heritage interest including landscape character, Protected Species, Sites of Special Scientific Interest, local nature conservation designations, wider biodiversity, specified soils and non-native species. The policy for each of these is set out below.</p> <p><b>Protection and Enhancement of Landscape Character</b></p>

## Policy Assessment Table 17

Development in East Dunbartonshire will conserve, enhance and manage the landscape character of East Dunbartonshire including the landscape character types of: rugged moorland hills, drumlin foothills, broad valley lowland and rolling farmlands. Development will conserve and enhance the special qualities and overall integrity of Local Landscape Areas. Where there is likely to be an adverse impact on landscape character a landscape and visual assessment will be required.

### **Protected Species**

Development proposals that would be likely to have an adverse effect on protected species and their habitats will only be permitted where it can be justified in accordance with the relevant protected species legislation. The level of statutory protection afforded by legislation must be factored into the planning and design of the development and any impacts must be fully considered prior to the determination of the application.

### **Sites of Special Scientific Interest**

Development will not have a significant adverse effect on the objectives of designation and overall integrity of SSSI. Any significant adverse effects of development on the qualities for which the area has been designated will be clearly outweighed by social, environmental or economic benefits of national importance.

### **Local Nature Reserves and Local Nature Conservation Sites**

Development will conserve and enhance Local Nature Reserves and Local Nature Conservation Sites, taking account of the need to maintain healthy ecosystems and work with the natural processes which provide important services to communities.

### **General Nature Conservation**

Development will contribute positively to biodiversity conservation through siting and design and minimise any adverse impacts on habitats, species or network connectivity, either resulting from the development or as a result of the cumulative effects of developments locally. It will integrate biodiversity and landscaping associated with it. Development will protect from adverse impacts, enhance and manage:

- A. Local priority species and habitats;
- B. Existing habitat networks, restoring degraded habitats, avoiding further fragmentation or isolation of habitats and creating new habitat links in or adjacent to the development site;
- C. Ancient semi natural woodlands, hedgerows and significant trees, including those covered by Tree Preservation Orders;
- D. Where there is likely to be an adverse impact on biodiversity an ecological appraisal will be required. This will identify potential impacts and any ways of minimising or if this is not possible mitigating these.

### **Protection of Soils**


### Policy Assessment Table 17

Development will protect good quality soils from erosion or compaction, for their value to agriculture and woodland. Peat and other carbon rich soils should not be drained or disturbed by development. Soil quality will be conserved on development sites and soil will be reused on site and protected or stored during construction.

**Invasive Non Native Species.**

Where invasive non-native species are present on a development site or where planting is planned as part of a development developers should take account of legislative provisions relating to non-native species.

**Supplementary Guidance:** *Design and Placemaking* will recognise the importance of the natural environment to the qualities of place and Supplementary Guidance on Green Infrastructure/ Green Network will recognise which elements of the natural environment form part of the green network. Important Wildlife Corridor will be reviewed and replaced as part of the production of the Green network Strategy. Those corridors considered of high ecological value will be surveyed and designated as Local Nature Conservation Sites where appropriate. Proposals should also consider any requirements identified in Supplementary Guidance: *Planning Obligations* towards the conservation and management of nature conservation, green infrastructure and/or green network.

Policy 17 Natural Environment  	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	<span style="font-size: 2em; font-weight: bold;">++</span>	<span style="font-size: 2em; font-weight: bold;">0</span>	<span style="font-size: 2em; font-weight: bold;">++</span>	<span style="font-size: 2em; font-weight: bold;">+</span>	<span style="font-size: 2em; font-weight: bold;">++</span>	<span style="font-size: 2em; font-weight: bold;">+</span>	<span style="font-size: 2em; font-weight: bold;">0</span>	<span style="font-size: 2em; font-weight: bold;">+</span>	<span style="font-size: 2em; font-weight: bold;">+</span>	<span style="font-size: 2em; font-weight: bold;">+</span>
<p><b>Assessment Commentary</b>                      The policy is generally positive in nature across the scope of SEA criteria with major positives identified regarding the protection, enhancement, creation and restoration of <b>biodiversity and habitat connectivity</b>. The policy also provides continuing protection to LNCS, LNR and SSSI from any proposed development proposal either on or in the vicinity of development. Supplementary guidance supports this policy by defining this based on integrated habitat network information. Integrated habitat networks are anticipated to protect areas which can have a secondary function of contributing to natural flood attenuation and therefore <b>material assets</b> through existing building and infrastructure.</p>										

<b>Policy Assessment Table 17</b>	
	<p>The policy is anticipated to have a significant positive impact regarding <b>Landscape</b>. The policy recognises that there is a variety of landscape characters of value throughout East Dunbartonshire and encourages their protection, enhancement and management. The policy also ensures that a variety of recognised landscape characters in the countryside outwith as well as within designated areas are worth protecting and enhancing. These landscapes could be enhanced and protected by development and their local value properly considered at planning application stage. It recognises that the Local Landscape Areas are not the only areas with landscape merit. It will benefit countryside Conservation Areas such as Baldernock and Cadder and historic gardens and designed landscapes. The policy also states that where adverse effects on landscape are anticipated as a result of development then a landscape and visual assessment will be required to remove, reduce or mitigate any impacts identified.</p> <p>Positive impacts are anticipated in relation to <b>human health and community wellbeing</b> through the outdoor recreation access and opportunities promoted through Local Landscape Areas and Local Nature Conservation Sites which are all provided protection through this policy area.</p> <p>The inclusion of <b>soils protection</b> will have a positive impact through the protection of good quality soils for their sustainable uses on development sites in line with the land use strategy. This will contribute towards the <b>reduction in greenhouse gas emissions</b> through the protection of carbon rich soils. This approach will also contribute to <b>flood alleviation</b> as soils act as natural SuDS and this element through the protection of peatland could also potentially contribute to the protection and enhancement of <b>ecological status of water bodies</b>.</p> <p>This policy will contribute to the protection of the natural environment in and around development sites through the compliance with invasive non-native species legislation. Early consideration through the planning process will primarily provide a positive impact in relation to the East Dunbartonshire's <b>biodiversity value</b> and contribute to the protection of the areas <b>ecological status of water bodies</b>. This will also positively impact on <b>human health</b> through the removal or extraction of invasive non-native species from development areas that could potentially cause harm.</p>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b> The Policy was rewritten to reflect the comments and responses through the SEA process and key agencies.</p>	
<p><b>Revised Policy</b></p>	

## Policy Assessment Table 17

Development in East Dunbartonshire must conserve and enhance landscape character, local landscape areas, biodiversity, Protected Species, Sites of Special Scientific Interest, local nature conservation designations, good quality soils and peat and carbon rich soils. It should also address non-native species and protect woodland. The policy for each of these is set out below. Further information on individual designations is provided in the Communities Policies.

### Protection and Enhancement of Landscape Character

Development will conserve and enhance the landscape character of East Dunbartonshire, including the landscape character types of rugged moorland hills, drumlin foothills, broad valley lowland and rolling farmlands. Landscapes will be managed to conserve and enhance landscape character. Development will conserve and enhance the special qualities and overall integrity of Local Landscape Areas. The Local Landscape Areas include 17.NE1 Baldernock to Torrance, 17.NE2 Bar Hill, 17.NE3 Campsie Fells, 17.NE4 Glazert Valley and 17.NE5 Kilpatrick Hills. See Community Policies and Natural Environment Planning Guidance for more detailed information on these designations.

### Biodiversity

All development must protect, enhance and maintain existing biodiversity assets and deliver at least a no net loss for biodiversity.

Development will contribute positively to biodiversity conservation and achieve at least no net loss through siting and design, avoiding and minimising any adverse impacts on habitats, species or network connectivity, either resulting from the development or as a result of the cumulative effects of development locally. Development will protect, enhance and maintain:

- A. International, national and local priority species and habitats.
- B. Ancient semi-natural woodlands, hedgerows and significant trees, including those covered by Tree Preservation Orders.
- C. Existing habitat networks.

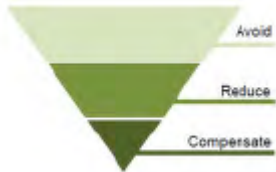
Development will be supported which avoids further fragmentation or isolation of habitats; restores degraded habitats; and creates new habitat links in or adjacent to the development site.

Where there is likely to be an adverse impact on biodiversity an ecological appraisal will be required. The appraisal will identify potential impacts to all biodiversity assets (International, national and local) within or adjacent to the site, provide methods of avoiding, minimising or, if not possible mitigating these and provide opportunities for biodiversity enhancements, where applicable.



## Policy Assessment Table 17

The use of the Mitigation Hierarchy, see diagram below, will apply to all development when considering how to best avoid and manage the risks of adverse impacts on species and habitats, Development will be designed to prevent or avoid impacts. If this is not possible, then development may be acceptable if appropriate measures are put in place to minimise and reduce any unavoidable impact. Compensation must only be used as a last resort and only after options for avoidance and reduction have been fully considered. The use of the mitigation hierarchy during the design process must be evidenced and justification provided for where biodiversity losses cannot be avoided and/or reduced.



Replace diagram at design

On sites where biodiversity assets are retained, or new habitats and features are created, appropriate on-going management shall be put in place to ensure long-term effectiveness. In such cases, a mitigation plan shall be produced and submitted as part of the planning application. The Mitigation Plan:

- D. shall detail the mitigation proposed;
- E. shall identify specific actions required for good management, including details of the phasing of the works;
- F. shall make provision for monitoring the mitigation measures over an appropriate period of time to assess the success of the measures;
- G. may be the subject of a planning agreement or condition relating to any planning permission;

### Protected Species

A development proposal that would be likely to have an adverse effect on protected species and their habitats will only be permitted where it can be justified in accordance with the relevant protected species legislation. The level of statutory protection afforded by legislation must be factored into the planning and design of the development, and any impacts must be fully considered prior to the determination of the application.

Where places used by protected species will be affected by a development, detailed mitigation proposals are likely to be required in order to secure the necessary licences to allow the development to proceed, see Natural Environment Planning Guidance, Annex D. Depending on what type of mitigation is proposed, it may be that there are certain times of the year when mitigation activities are inappropriate – the ecological mitigation calendar provides some general guidance see Natural Environment Planning Guidance (Table 4).

## Policy Assessment Table 17

### Sites of Special Scientific Interest

Development that affects a SSSI will only be permitted where the objectives of designation and the overall integrity of the area will not be compromised; or any significant adverse effects of development on the qualities for which the area has been designated will be clearly outweighed by social, environmental or economic benefits of national importance. Individual SSSI are identified in the communities policies.

### Local Nature Reserves and Local Nature Conservation Sites

Development that affects a Local Nature Reserve or Local Nature Conservation Site will only be permitted where the overall ecological or geological value; the maintenance of a healthy ecosystem and the opportunities for learning and enjoyment of the site are not compromised. Development should conserve and enhance locally designated sites to maintain and improve their ecological and/or geological learning value, see Community Policies and Natural Environment Planning Guidance for more detailed information on these designations.

### Protection of Good Quality Soils

Development on prime agricultural land, or land of lesser quality that is locally important, should not be permitted other than where it is an exception in line with Policy 1: Development Strategy and is essential for one of the following:

- H. as a component of the settlement strategy or necessary to meet an established need, for example for essential infrastructure, where no other suitable site is available; or
- I. for small-scale development directly linked to a rural business; or
- J. for the generation of energy from a renewable source or the extraction of minerals where this accords with other policy objectives and there is secure provision for restoration to return the land to its former status.

Development will protect good quality soils from erosion or compaction, for their value to agriculture and woodland. Soil quality will be conserved on development sites, and soil will be reused on site and protected or stored during construction. Hutton Institute land use capability for agriculture maps shows that there are areas of good quality soil in East Dunbartonshire, suitable for arable (class 2), and mixed farmland (class 3).

### Protection of Peat and Other Carbon-Rich Soils

East Dunbartonshire has areas of peat and carbon-rich soils including: areas of deep peat on the Campsie Fells and lowland raised bogs, including Lenzie Moss, High Moss and Low Moss (see Community Policies Maps). The Scottish Natural Heritage *Carbon and Peatland Map 2016* identifies indicative areas for deep peat, carbon-rich soils and priority peatland, however it may be present in other areas. Healthy peatlands are important for many reasons: as

## Policy Assessment Table 17

stores of carbon that are important in helping to tackle climate change; as green spaces in and around urban areas; as special and unique biodiversity habitats; and as part of scenic Local Landscape Areas that are important tourism assets.

Peat and other carbon-rich soils should be protected and not be drained or disturbed by development. The commercial extraction of peat will only be permitted in an area suffering historic, significant damage through human activity and where the conservation value is low and restoration is impossible.

Where peat and other carbon rich soils are present, a development proposal should assess the likely effects of development on carbon dioxide (CO<sup>2</sup>) emissions. Developments should aim to minimise emissions. The potential impact of development must be discussed at an early stage the potential impact must be discussed at an early stage of the application process, including with Scottish Natural Heritage and SEPA. Where peat or carbon-rich soils may be affected by development a peatland management plan will be required. This will include, when peat is identified on site, a survey to quantify depths, condition and potential mitigation. It will also identify any potential impacts from development on or related to the site, including development outwith the site which may also impact on peat or carbon-rich soils due to hydrological or biodiversity connections.

Where preparation of a peatland management plan is necessary, consideration should be given to the likely impacts on peat and carbon-rich soils at all stages of the proposed development. Measures to restore and protect damaged peatland should be detailed in the management plan, including hydrological protection. As appropriate, these may include:

- K. the blocking of drainage channels in order to retain water and create the physical conditions that will encourage the formation of new peat.
- L. the storage and re-laying of any peatland vegetation that would be removed to make way for the development.

### **Invasive Non-Native Species**

Where invasive non-native species are present on a development site, or where planting is planned as part of a development, developers must take account of legislative provisions relating to non-native species.

### **Woodland**

The Scottish Government's Control of Woodland Removal Policy includes a presumption in favour of protecting woodland from built development and sets out criteria for determining the acceptability of woodland removal. Removal will only be permitted where it would achieve significant and clearly defined additional public benefits. Where woodland is removed in association with development, developers will generally be expected to provide compensatory planting, in line with the no net loss of biodiversity requirement.


### Policy Assessment Table 17

Proposals for woodland planting, restocking and management will be encouraged to provide multiple benefits and be informed by the Glasgow City Region Forestry & Woodland Strategy. These include climate change mitigation and adaptation by capturing carbon and reducing flood risk, opportunities for community woodlands, improving health through recreation and outdoor learning. The siting and design of woodland should protect and enhance the historic environment; biodiversity, of international, national and local importance; and provide green network opportunities, in line with the UK Forestry Standard and Scottish Biodiversity Strategy. In particular, woodland schemes should respect and enhance the features for which nature conservation areas, geological sites and local landscape areas are designated.

#### Planning/ Supplementary Guidance

Design and Placemaking Supplementary Guidance provides detailed guidance on protecting and enhancing the natural environment, which is important to the qualities of place. Supplementary Guidance on Green Infrastructure/Green Network includes guidance on green infrastructure applicable to different types and scales of development and requirements for delivery of green infrastructure. The Natural Environment Planning Guidance provides further information on: Protecting and Enhancing Landscape Character; Trees, Woodlands and Hedgerows; Soils; Site Appraisal and Ecological Surveys; Sites Designated for their Nature Conservation Importance; Protected Species; Enhancing Biodiversity and Mitigation and Management.

Proposals should also consider any requirements identified in Supplementary Guidance on Developer Contributions towards the support and management of biodiversity and green infrastructure. Supplementary Guidance on Glasgow & Clyde Valley Forestry and Woodland Strategy will provide guidance for woodland planting and restocking.

<p>Revised Assessment Policy 17 Natural Environment</p> 	++	0	++	++	++	+	+	++	++	+
<p><b>Assessment Commentary</b> Policy revised taking cognisance of SEA assessment commentary and key agency responses. Through the alterations and additions to the scope of the policy. it has a similar assessment to the alternative with a number of enhancements, including:  The revised policy clearly recognises the <b>value of biodiversity</b> by ensuring all developments protect, enhance and maintain existing biodiversity assets and <b>deliver at least no net loss of biodiversity</b> on the site (as it was pre-development). This will mainly be achieved through the appropriate siting and design of developments, while also</p>										

**Policy Assessment Table 17**

avoiding or minimising adverse impacts through individual developments or cumulatively. This approach would further extend the anticipated benefits in relation to **community wellbeing, biodiversity, flora and fauna** and **landscape character**.

Through the policy ecological appraisals will be required where adverse impacts on biodiversity are anticipated. The appraisal should set out methods for avoiding and minimising potential impacts and where this isn't possible outline mitigation measures. The appraisals will also provide opportunities for **biodiversity enhancement** for consideration within the overall siting and design of any proposed development.

Bringing the mitigation hierarchy into the policy itself from guidance will give it statutory weight and ensure its implementation and corresponding environmental benefits. Use of the mitigation hierarchy, which will apply to all developments when considering how to avoid or manage adverse impacts on species and habitats, expands on the general policy approach of minimising or mitigating **biodiversity impacts**. It provides more detailed policy, sourced from the approved Natural Environment Planning Guidance. It introduces the policy of compensation for unavoidable losses of biodiversity into the plan. How to do this on site is picked up here and off site in Developer Contributions policy. However the policy clearly sets out that compensation should only be considered as a last resort after options for avoidance and reduction have been fully considered, evidenced and decision-making justified. This ensures that the policy emphasis is firmly on the avoidance and reduction of any impacts on biodiversity in the first instance.

Limitation: It is not possible to replace or compensate certain habitats or assets, such as bogs, ancient woodland and wetlands. This should be taken into consideration when development proposals risk the loss of such habitats and assets both in terms of the viability of the proposal and if the development is approved, the significant level of compensation required.

Additional benefits in relation to **biodiversity value** and the **protection of species and habitats** is anticipated through the additional policy elements for Protected Species. The additional text (sourced from Supplementary/Planning Guidance) will ensure that detailed mitigation measures will be required where areas used by Protected Species will be affected by any proposed development.

Natural environmental designations (individual sites) have been integrated into the relevant Community Policies to encourage these assets to be considered as part of placemaking in each community. This will lead to additional benefits

### Policy Assessment Table 17

in relation to **biodiversity value and landscape character** through the natural environments continued protection and enhancement.

This policy also provides multiple benefits in relation to woodland habitats protection and management, in particular the **material asset** of timber/ biomass fuel, climate change mitigation and adaptation through **capturing carbon** and **reducing flood risk**, protection and enhancement of local (as well as national and international) **biodiversity and historic environment** interests and **green network** opportunities. It also provides additional opportunities for recreation through community woodlands which provide health benefits and can reflect the strategic approach to water quality and flood risk management. This element of the policy also highlights the value of local designations LNCS & LLA etc, for Scottish Forestry to take them into account when assessing woodland planting proposals.

This policy revision incorporates additional details (partly from existing Supplementary Guidance) in relation to the protection of good quality soils and the protection of peat and carbon-rich soils. These policy enhancements will have a significant positive impact on **Soil and Geology, Climatic Factors** as well as additional benefits in relation to **Biodiversity value** and **Water Quality**. Through peatland protection/management (along with woodland protections above) significant positive impacts are also anticipated regarding **climate change mitigation and adaptation** which are further enhanced through the potential for **natural flood management**. The policy also addresses the longer term management of the assets. Developer contributions can be used to provide green network enhancement in the form of green infrastructure for the development.

### Policy Assessment Table 18

#### 18. Water Environment and Flood Risk

East Dunbartonshire’s water environment includes watercourses, water bodies and groundwater, especially the central part of the River Kelvin catchment and its tributaries. The Council is responsible, under the *European Water Framework Directive* and *Scotland River Basin Management Plan*, to contribute towards the improvement of the water environment to good ecological status or potential. It also has a responsibility under the Flood Risk Management (Scotland) Act 2009 to manage flooding in a sustainable manner and ensure the adoption of consistent principles and practices.

## Policy Assessment Table 18

The sustainable location and design of development can also contribute to climate change adaptation and mitigation, including the protection and enhancement of biodiversity and sustainable flood risk management. All new development will be expected to protect and enhance the water environment by complying with all of the following:

- A. Supporting the objectives and actions of the European Water Framework Directive and River Basin Management Plan for the Scotland River Basin District (2015-27);
- B. Ensuring that any surface water resulting from the development, including during the construction phase, is treated through SuDS as a priority. This should meet the requirements of [CIRIA SuDS Manual \(C753\)](#);
- C. Avoiding culverts and hard engineered drainage infrastructure unless it can be demonstrated that this is unavoidable;
- D. Ensuring there is no pollution of any waterbody or ground water resource;
- E. Delivering a positive impact on the wider green network, including the provision of buffer strips and improvements to green and blue infrastructure e.g. the removal of restrictions to fish passage where feasible;
- F. Where proposals for change of use and/or significant redevelopment of land within the existing built environment are proposed, SuDS are assumed to be a requirement unless agreed otherwise with the relevant regulatory authorities.

### Water Quality and Drainage

Development and riverbank works will protect and improve the quality and ecological status of the water environment ensuring water bodies are maintained at, or enhanced to, a good or high condition. Development will be required to connect to the public sewerage system and include Sustainable Drainage Systems (SuDS). Proposals may be permitted to connect SuDS to the Forth and Clyde Canal subject to pre-application discussion with and scheduled monument consent from Historic Environment Scotland.

Proposals for new development should aim to minimise surface water run-off and achieve as close to greenfield run-off rates as possible. There is a preference for green rather than grey infrastructure solutions and management of surface water as close to source as possible. Solutions to reduce surface water run-off, including porous surfaces, raingardens, rainwater butts, green walls and roofs, and planting of street trees are explained in further detail in the Green Infrastructure & Green Network Supplementary Guidance.

### Flood Risk Management

## Policy Assessment Table 18

Flooding has consequences for the receptors of human health, the economy and businesses, the environment and cultural heritage. Climate change will also increase the risk of flooding and planning has an important role in reducing the vulnerability of existing and future development to flooding. A useful starting point in identifying potential flood risk is the SEPA Flood Map.


A development proposal will be assessed to ensure that it is in line with the flood risk framework (as set out in SPP), which includes flood risk from all sources. Early consideration should be given to flood-risk issues as it can have important implications for the siting, design and in some cases the overall principle of the development.

All development must demonstrate compliance with all of the following:

- G. Take a precautionary approach to flood risk from all sources, including coastal, water course (fluvial), surface water (pluvial), groundwater, infrastructure failure from reservoirs and drainage systems (sewers and culverts), and canal breach or failure, taking account of the predicted effects of climate change.
- H. Avoid flood risk by safeguarding flood storage and conveying capacity, and locating development away from functional flood plains and medium to high-risk areas. The functional flood plain generally has a medium likelihood or greater than 0.5% (one in 200-year) probability of flooding in any year. Piecemeal reduction of the floodplain should be avoided because of the cumulative effects of reducing storage capacity. The development should be operational at all times during flood events and not impede water flow, or impact on the flood water-storage capacity. Safe egress and ingress is required from the development during times of flood.
- I. Avoid increased surface water flooding through requirements for Sustainable Drainage Systems (SuDS) and minimising the area of impermeable surface.
- J. Reduce flood risk by assessing flood risk and, where appropriate, undertaking natural and structural flood-management measures, including flood protection, restoring natural features and characteristics, enhancing flood-storage capacity, avoiding the construction of new culverts and opening existing culverts where possible. A Flood Risk Assessment (FRA) will be required for a development in the medium to high category of flood risk, and may be required in the low to medium category in the circumstances described in the framework, or where other factors indicate heightened risk. FRA will usually be required for an application within areas identified at high or medium likelihood of flooding/flood risk as shown in SEPA's flood maps. FRA will adhere to the SEPA's technical requirements.
- K. Where formal flood protection measures are proposed, these must meet the requirements set out in SEPA's 'Position on Development Protected by a Flood Protection Scheme'.
- L. Where a flood risk assessment is required, the predicted increase in flood risk is in accordance with the climate change allowances set out in the SEPA guidance document 'Climate change allowances for flood risk assessment in land use planning' (2019).

### Supplementary Guidance



Policy Assessment Table 18										
Proposals should also consider any requirements identified in Policy 24 and Supplementary Guidance on <i>Developer Contributions</i> towards the management of flood risk, on and off site, provision and management of SuDS, and provision of water and sewerage infrastructure.										
<p><b>Policy 18</b>  <b>Water Environment and Flood Risk</b></p> 	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	+	+	+ + / ?	+ / ?	+ + / ?	+ +	0	0	+ +	+
	<p><b>Assessment Commentary</b></p> <p>The positive effects of this policy are wide ranging and span across the environmental factors with particular relevance the <b>Water Quality</b>, <b>Climatic Factors</b>, protection of <b>Human Health</b> and <b>Material Assets</b> in the form of existing buildings and infrastructure, the adaptation/mitigation to climate change and an overall reduction in flood risk for East Dunbartonshire.</p> <p>The inclusion of criteria relating to the sustainable location, design and infrastructure requirements for all new developments will ensure the protection and enhancement of the water environment through contributions to <b>climate change mitigation and adaptation</b>, the protection and enhancement of <b>biodiversity</b> and flood risk management. The inclusion of SuDS within the design process requirements for new developments as well as expectation of SuDS for change of use proposals or significant redevelopment is anticipated to contribute significantly to <b>sustainable drainage</b>, <b>water quality</b> protection and potentially <b>soil quality</b>.</p> <p>To prevent deterioration of the area’s watercourses this policy can have a significant benefit with particular regard to development through run off of debris into watercourses from development sites, surface water debris and / or sewers. New development requirements to minimise surface water run-off utilising green infrastructure solutions (including porous surfaces, rain gardens, rainwater butts green walls and roofs, and planting of street trees) could have significant co-benefits regarding <b>water quality</b>, <b>biodiversity value</b>, <b>landscape features</b> and <b>green network enhancements</b>. The water itself is a resource and asset to be protected through this policy together with the enhancement of the water</p>									

### Policy Assessment Table 18

environment landscape features. The policy will provide significant benefits regarding **Water Quality** by protecting or enhancing the current ecological status of water bodies to a good or high condition which will ensure that the policy is in line with the Scotland River Basin Management Plan.

**Proposed Alteration and Re-assessment (if applicable):**

### Policy Assessment Table 19

#### **19. Historic Environment**

East Dunbartonshire has a wide range of historic environment assets including a World Heritage Site, listed buildings, conservation areas, townscape protection areas, Scheduled Monuments, nationally and locally important Garden and Designed Landscapes, archaeology and other historic environment assets. Individual designated areas are identified in the Communities Policies and should be considered as part of development proposals. Buildings of architectural merit in the green belt also contribute to the historic environment.

Development will enable positive change in the historic environment, which is informed by a clear understanding of the importance of the heritage assets affected and ensuring their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved or enhanced.

#### **Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and Buffer Zone**

- A. There will be a presumption against development which would have an adverse impact on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, as defined on the Proposals Map.
- B. There will be a presumption against development within the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site buffer zones (as defined on the Proposals Map) which would have an adverse impact on the Site and its setting, unless:
  - i) Mitigating action to the satisfaction of the Council in consultation with Historic Environment Scotland can be taken to redress the adverse impact, and
  - ii) There is no conflict with other Local Development Plan policies.

## Policy Assessment Table 19

Supplementary Guidance on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site includes the Statement of Outstanding Universal Value, for which the site was inscribed, the designation of a Buffer Zone to protect the important landscape setting of the Wall, and guidance on the process for considering planning applications that may have an impact, assessing the impact of development, and mitigating impacts.

### Listed Buildings

Development affecting a listed building or its setting shall preserve the building, its setting and any features of special architectural or historic interest which it possesses. The layout, design, materials, scale, siting and land use of the development should be appropriate to its character and appearance of the building and setting. There is a presumption against demolition or other works that adversely affect the listed building or its setting. Listed buildings should not be demolished unless it is demonstrated that the building:

- A. is no longer of special interest;
- B. is incapable of meaningful repair,
- C. demolition is essential to delivering significant benefits to economic growth or the wider community; or
- D. repair and reuse of the building is not economically viable and has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period

Planning Permission in Principle is not appropriate for proposals related to Listed Buildings as there is a need to fully assess matters of design. Historic Environment Scotland's Managing Change in the Historic Environment guidance on Use and Adaption of Listed Buildings and Demolition of Listed Buildings provides further guidance.

### Conservation Areas and Townscape Protection Areas

Development within a Conservation Area or Townscape Protection Area, and proposals outwith it which will impact on its appearance, character or setting will preserve or enhance the character and appearance of the Area. It will be consistent with any relevant Conservation Area/ Townscape Protection Area Appraisal and management plan. There will be a presumption against proposals to demolish an unlisted building in the Conservation Area where it makes a positive contribution to the area's character and appearance. Trees which contribute to the character and appearance of the Conservation Area will be preserved. Planning Permission in Principle is not appropriate for proposals related to Conservation Areas as there is a need to fully assess matters of design. The special qualities and boundaries of the Conservation Areas and Townscape Protection Areas are part of a review of Local Historic Environment Designations. The Plan will be updated in line with the findings of this review.

### Scheduled Monuments

## Policy Assessment Table 19

Scheduled Monuments will be preserved in situ and within an appropriate setting. Developments which have an adverse effect on scheduled monuments or the integrity of their setting will not be granted unless there are exceptional circumstances. The Scheduled Monuments include the large, linear sites of the:

SM (various) Antonine Wall Scheduled Monument Sites  
SM6769, SM6770, SM6772 & SM6775 Forth and Clyde Canal

And other Scheduled Monuments identified in the communities policies. Any works directly affecting a designated Scheduled Monument requires Scheduled Monument Consent (SMC) which is obtained from Historic Environment Scotland. Advice on the SMC process and any requirements should be sought at an early stage from Historic Environment Scotland.

### **Archaeological Sites and Other Historic Environment Assets**

Archaeological resources, including those newly identified during the currency of the plan, will be preserved in situ wherever feasible. The significance of the archaeological resources and of any impacts upon them and their settings will be considered. At any location where there may be a sensitive archaeological resource, a report of an archaeological evaluation will be required prior to determination of the planning application. Where it is not possible to preserve the archaeological resource in situ appropriate archaeological excavation, recording, analysis, publication and archiving will be required before and/or during development.

There is also a range of non-designated historic assets and areas of historical interest, including historic landscapes, woodlands and routes such as drove roads which do not have statutory protection. These resources are, however, an important part of Scotland's heritage and development should protect and preserve significant resources in situ.


### **Gardens and Designed Landscape**

East Dunbartonshire contains Milngavie Reservoirs nationally important Garden and Designed Landscape (6.HE1) and several Locally Important Gardens and Designed Landscapes of local interest, which include former mansion houses and their grounds, former institutional grounds, a garden suburb, parks, cemeteries and historic woodland. These provide green infrastructure and the majority contribute to the wider green network. Development affecting a Garden and Designed Landscape should protect and enhance it. It should not impact adversely on the garden or designed landscape's character, important views to, from and within it, or its setting. The historic environment value and boundaries of the Locally Important Gardens and Designed Landscapes are part of a review of Local Historic Environment Designations. The Plan will be updated in line with the findings of this review.

### Policy Assessment Table 19

#### Supplementary Guidance

Supplementary Guidance: *Design and Placemaking* provides more detailed guidance on the importance of the historic environment to the qualities of place. Following a review of local historic environment designations Planning Guidance on the Historic Environment will provide further information and guidance on the designations of Conservation Areas, Townscape Protection Areas and locally important gardens and designated landscapes and identify the special qualities of each Conservation Area and any Townscape Protection Area. It will include an introduction to these local designations, revised Conservation Area/ Townscape Area Appraisals and a management plan. Proposals should also consider any requirements identified in Policy 24 and Supplementary Guidance on *Developer Contributions* towards the conservation and management of the historic environment, particularly those related to the World Heritage Site, public realm, civic space or green infrastructure/green network.

Policy 19 Historic Environment 	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	+	++	++	0	++	?	?	0	0	+
<b>Assessment Commentary</b> The policy highlights positive impacts and enhancement through the importance of <b>cultural heritage assets</b> while also indicating that alterations to the historic environment should be managed sensitively to avoid or minimise adverse effects on asset or it's setting to ensure their future protection and conservation.  Continued protection and conservation of the Antonine Wall World Heritage Site (WHS) and the designated buffer zone from development will have significant positive effects in relation to <b>Cultural Heritage</b> and <b>Landscape character</b> as well as positive effects on <b>Population and Human Health</b> . The WHS spans five local authority areas and is provided with additional protection in the form of consistent guidance through the Antonine Wall World Heritage Site Management Plan and Supplementary Planning Guidance. Including the point referring to any potential conflict with other Local										

**Policy Assessment Table 19**

Development Plan policies will ensure any impacts anticipated from proposals are taken into consideration along with other LDP policy requirements.

The continued protection of listed buildings, conservation areas, townscape protection areas and their setting could result in a significant positive effect through the protection of **landscape character** and **historic environmental assets**. This will provide an opportunity for sensitive new development interventions to keep buildings fit for purpose, enable development to support their continued retention which is sensitive to the character and appearance of the area. Uncertain impact on **Water Quality** are anticipated as some listed bridges and mill structures can have an adverse impact on water morphology, however this varies from site to site so is best considered at planning application stage and further. The policy contributes to the protection of **biodiversity value** within conservation areas and townscape protection areas through the protection of trees and landscaping as these assets are an important element to retain the character of the areas. Positive effects are also anticipated regarding **Material Assets** in the form of the protection of existing buildings which in turn will reduce construction waste through demolition and reduce the energy required to make new construction materials.

Further significant positive effects through this policy for cultural heritage include the continued protection and enhancement of Scheduled Monuments and archaeology. Archaeology and Scheduled Monuments have been divided within the policy to further emphasise their importance as different assets of value within the historic environment.

In terms of Conservation Areas, further protection of all Conservation Areas will be provided through the addition of a reference to developments outwith the designated area which could still impact on the visual amenity and character of the designated area. In addition to this, the design of any proposed development should be fully considered and approved in order to ensure any adverse impacts on the character of the Conservation Area are avoided prior to any planning permission in principle is granted.

The protection and enhancement of locally important gardens and designed landscapes through this policy will have a significant positive effect for **Cultural Heritage** through the conservation of the historic layout, features, trees, and other landscape planting within proposed developments. Key benefits of this policy area will be the contribution to **landscape character** through sensitive design of new development, positive impacts on **biodiversity, habitats and their connectivity and the conservation of trees and woodland habitats**. These impacts are further enhanced through the description of Gardens and Designed Landscapes within the policy and their importance as green infrastructure contributing to the wider green network.

## Policy Assessment Table 20

### 20. Waste

East Dunbartonshire Council is committed to implementation of the Scotland-wide *Zero Waste Policy*, which is underpinned by the 'waste hierarchy'. This means minimising the production of waste at source, and recognising that all residual waste material, either natural or manufactured, is a resource which can help support the transition towards a low carbon, circular economy.

#### Waste Hierarchy Diagram

- 15% reduction in total waste by 2025, against 2011 levels
- Recycle 70% of remaining waste
- Maximum of 5% to landfill

#### Provision for Waste Management in Development Sites

All development must be resource-efficient and minimise waste during construction and operation. The layout and design of development will be expected to provide for the collection and storage of waste for recycling and the vehicular collection of waste. Major development proposals must also include a site waste management plan as part of the overall application. Supplementary Guidance: *Design and Placemaking* provides further information on provision for waste management within development sites.

#### Waste Management Infrastructure, Technologies and Industry


Development proposals for waste management facilities that secure economic value from waste resources will generally be supported. This includes the reuse, refurbishment, remanufacturing and reprocessing of waste products. Sites considered suitable for waste management facilities include employment and industrial land, storage and distribution land and re-use /extensions of existing waste management sites. The Council will also be supportive of proposals on sites that have the potential to maximise the re-use of waste heat through co-location with heat users and buildings with high heat demand. Other sites may be considered suitable depending on local circumstances.

Existing waste management sites will be safeguarded for future sustainable waste-management use. Any development proposals on or adjacent to these sites which would compromise or prevent their future use for waste management purposes will not be supported.

The development of waste management infrastructure, technologies and/or industry which maximise the value of secondary resources from waste to the economy will be supported where it:

**Policy Assessment Table 20**

- A. Accords with the principles of the Zero Waste Plan, follows the waste hierarchy and makes a positive contribution to the provision of a network of waste management installations. In particular development for thermal treatment plants will meet the criteria set out in SEPA’s Thermal Treatment of Waste Guidelines.
- B. Sets out the main alternatives available in terms of location, technology and design and demonstrates the benefits of the proposal, taking into account the environmental, social and economic effects.
- C. Takes account of waste arisings, current and planned waste infrastructure and identifies need. Proposals should also consider anticipated waste need (including the Scottish Government waste capacity tables to deliver Zero waste plan targets) to ensure that Scotland-wide capacity objectives are met.
- D. Is located within an area safeguarded or proposed for employment, industry and storage and distribution and which offers a good standard of accessibility.
- E. Is compatible with surrounding land uses and considers the need for a buffer zone between the facility and dwellings or other sensitive receptors. It will not have an adverse effect on the local community and local environment. The proposal should demonstrate satisfactory mitigation measures for any unacceptable impacts arising from the development, including visual impact, air and water quality, traffic, noise, local amenity and the natural or historic environment. Cumulative impacts will also be considered.
- F. Fully explores the potential for reuse of waste heat and/or electricity generation where it is demonstrated to be viable.
- G. secures decommissioning or restoration (including landfill) to agreed standards as a condition of planning permission; and,
- H. ensures that landfill consents are subject to an appropriate financial bond unless the operator can demonstrate that their programme of restoration, including the necessary financing, phasing and aftercare of sites, is sufficient.

Policy 20 Waste 	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	+	0	0	0	0	0	0 / ?	0	++	0
<b>Assessment Commentary</b> Through the implementation of this policy there is potential for an overall positive effect, particularly regarding the significant potential for contributing towards greenhouse gas outputs in line with Scottish Government targets by										



<b>Policy Assessment Table 20</b>	
	<p>reducing landfilled waste and the production of additional resources rather than reusing or recycling materials. Through this policy the reuse of construction waste is encouraged together with treating waste as a resource which could have a significant positive impact on the sustainable use of <b>natural resources</b> and <b>Material Assets</b>. The reuse of construction waste on site has an neutral and uncertain impact on <b>Water Quality</b>. These effects if appropriately managed on site at the construction phase could be mitigated in order to prevent direct or indirect impacts on water environment features such as ponds, watercourses, wetland habitats while also considering and preventing potential soil leaching into watercourses.</p> <p>This policy encourages the use and siting of waste management infrastructure on employment and industrial land, storage and distribution land and re-use /extensions of existing waste management sites, which will have positive effect in terms of <b>community wellbeing</b>, <b>residential amenity</b> and consequently <b>Human Health</b>. This will ensure that residential areas aren't subjected to any disturbance from noise, dust or odours from waste management processes. The safeguarding of existing waste management infrastructure will result in reducing transportation emissions resulting in the transfer of materials outwith East Dunbartonshire with a further positive effect anticipated on a reduction of greenhouse gas outputs. Major development proposals must also include a site waste management plan as part of the overall application.</p> <p>This policy ensures that the planning proposals assessment process considers the requirements for recycling infrastructure. This approach is anticipated to enhance the existing waste management provision within this policy, raise the profile of the zero waste plan objectives and encourage greater participation and promotion of zero waste lifestyles. This will providing additional benefits or further enhance the anticipated positive impacts expected in relation to <b>Population and Human Health</b>, <b>Climatic Factors</b> and <b>Material Assets</b>.</p>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b> Not applicable.</p>	

<b>Policy Assessment Table 21</b>
<b>21. Mineral Resources</b>

## Policy Assessment Table 21

The Council has a responsibility to safeguard workable mineral resources and facilitate their responsible use, ensuring that they are not sterilised by development. This is based on the principle that mineral extraction is essential to sustainable economic growth, providing materials for construction, energy supply and supporting employment.

### Aggregates

There are sufficient hard rock operational reserves to meet demand in the Glasgow City Region, but consented reserves of sand and gravels are forecast to be constrained beyond 2021. Additional areas of search for potential extraction locations have been suggested in the Strategic Development Plan, but not within East Dunbartonshire. However, there may be some instances where mineral extraction within East Dunbartonshire would be beneficial and acceptable. Any proposals located within an area identified as a *mineral resource area* on the Proposals Map should be discussed with the Coal Authority. This is to ensure that any mineral resources of economic or conservation value are safeguarded from development to prevent unnecessary sterilisation.

### Unconventional Oil and Gas Development

The Scottish Government does not support unconventional oil and gas development in Scotland. The Council will not support any development proposals relating to unconventional oil and gas extraction. In accordance with The Town and Country Planning (Notification of Applications (Unconventional Oil and Gas) (Scotland) Direction 2019, any new planning applications will be notified to Scottish Ministers within 7 days of validation.

### Assessment Criteria

Any proposal for new or extended mineral workings will only be supported where it is demonstrated that there would be no significant adverse impact, either individually or cumulatively from other mineral workings, on all of the following:

- A. Local communities, individual houses, sensitive receptors and economic uses important to the local economy arising from noise, blasting, vibration, odour, dust, fumes, and other nuisances or impacts.
- B. The natural and water environment, including habitat networks, good quality soils, peat and other carbon-rich soils.
- C. The green network and other leisure, culture and sport assets.
- D. The historic environment.
- E. Visual impact and the character of the surrounding landscape.
- F. The local economy.
- G. Transportation, including the local network.

### Policy Assessment Table 21

It is strongly advised that applicants carry out early consultation with Council representatives, the local community and other statutory bodies, such as SEPA and SNH. Proposals for the development of mineral resources should also be accompanied by the following information:

- H. A method statement including information on drainage and water treatment, phasing, topsoil/overburden stripping and storage, access and maximisation of sustainable transport and working hours.
- I. A sustainable, fully-costed, phased restoration and aftercare scheme which provides a beneficial after-use for the site and secures benefits for the green network. This will be secured through appropriate financial guarantees.

**Peat**

Policy on peat can be found in Policy 17. Natural Environment.

**Sterilisation**

There will be a general presumption against development proposals that would result in the sterilisation of workable mineral resources, including those identified on the proposals maps, of economic or conservation value. Where possible, the prior extraction of workable mineral resources above permanent development proposals will be secured. Statutory bodies, including the Coal Authority, should be consulted in areas of mineral workings or former and proposed mineral workings.

**Supplementary Guidance**

Proposals should also consider any requirements identified in Policy 24 and Supplementary Guidance on *Developer Contributions*, particularly in relation to the mitigation of impacts during excavation and any restoration works. In particular, a financial bond or legal agreement may be required to ensure appropriate decommissioning and site-restoration arrangements are secured. The bond or legal agreement will be subject to regular review, and if necessary, amendments will be required as a consequence. In addition, Supplementary Guidance on *Green Infrastructure and Green Network* provides information on the green network and opportunities to enhance it.

<b>Policy 21 Mineral Resources</b>	<b>SEA Objectives</b>								
	PHH	CH	BFF	S&G	L	WQ	AQ	CF	MA

Policy Assessment Table 21										
✓	1	2	3	4	5	6	7	8	9	10
		+ / ?	0	+ / ?	0 / ?	?	0	0	+ / -	0
<p><b>Assessment Commentary</b></p> <p>The policy is intended to enable long-term mineral extraction opportunities whilst also providing the maximum level of protection to all <b>natural and historic environmental assets</b> through appropriate areas of search and set policy criteria which applicants must demonstrate. Through the policy, maintaining a local supply of minerals which meets the needs of the area will reduce the importation of materials and aggregates from outwith the Glasgow City region which will contribute towards <b>carbon emissions reduction</b> in terms of the transportation of materials and promotion of the sustainable use of <b>material assets and natural resources</b>.</p> <p>The inclusion of a link to Policy 17: Natural Environment regarding the policy for peat is essential regarding the retention and conservation of high value <b>carbon rich soils</b> which will minimise the negative impact of both policies regarding soil quality and further contribute towards a reduction in greenhouse gas outputs in line with Scottish Government targets. <i>‘Commercial extraction of peat should only take place in areas suffering historic, significant damage through human activity and where the conservation value is low and restoration is impossible’</i>. This element will ensure that only low value areas of peatland are disturbed and continued conservation of <b>high value carbon soils are protected</b>. This addition will minimise the negative impact of the policy in relation to <b>soil quality</b> and ensure that the policy has a positive contribution towards carbon reduction targets by minimising the impact on carbon rich soils. Supplementary Guidance produced regarding the natural environment and flooding will contain additional measures for the protection and conservation of soils and their importance as carbon stores, improving <b>resilience to climate change</b>, as natural SuDS and the sustainable use of soils through all forms of development and the operation of sites.</p> <p>The policy also promotes sensitive restoration schemes which could help to improve local <b>biodiversity</b> by improving linkages between <b>habitats and the green network</b>. There is also potential to create better ‘corridors’ for movement of species and encourage <b>habitat connectivity</b>.</p> <p>The policy enhances and details the Councils references to the Scottish Government moratorium on unconventional oil and gas extraction. This is consistent with LDP1 with anticipated minor benefits likely from a <b>Population and Human Health and Soil and Geology</b> perspective through the Councils detailed statement not supporting such developments.</p>										

## Policy Assessment Table 21

Proposed Alteration and Re-assessment (if applicable):

## Policy Assessment Table 22

### 22. Digital Communications

The planning system has an important role in strengthening digital communications and telecommunications capacity and coverage, to help facilitate investment and growth. Good broadband provision can also contribute towards social inclusion and sustainability by reducing the need to travel, enabling home working and facilitating online learning. This policy is intended to ensure that all new homes, business and community facilities within East Dunbartonshire are equipped with this essential infrastructure.

#### Digital Communications

All development proposals must demonstrate consideration of digital communications infrastructure, including broadband, as an integral component of new homes and business premises. The Council will expect appropriate, universal and future-proofed infrastructure to be included as part of the design process and installed as part of the development. For non-householder proposals, the Council expects developers to work with the broadband industry from an early stage to incorporate high speed broadband connectivity infrastructure into new development, in line with the *Digital Strategy for Scotland*. Proposals should also consider any requirements identified in Policy 24 and Supplementary Guidance on *Developer Contributions*.

#### Commercial Telecommunications

A proposal for the installation and siting of any new telecommunications equipment should demonstrate that consideration has been given to siting and design options which minimise visual impact and satisfy operational requirements. It should set out the alternatives that have been considered and the reasons for the chosen solution. The site selected will be compatible with its surrounding uses and have no significant adverse impact on the environment. The proposal should also include an explanation of how the equipment fits into the wider network.

A telecommunications proposal may be appropriate in the green belt, where there is no alternative location.

#### Siting and Design


Proposals for telecommunications development will be supported provided that the following criteria are met:

- A. The siting and appearance of the proposed apparatus and associated structures should minimise their individual, and cumulative, impact on the visual amenity, character or appearance of the surrounding area.

**Policy Assessment Table 22**

- B. Where attached to a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building.
- C. If proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures, concealing or disguising equipment and site sharing.
- D. The siting of equipment should not have an adverse impact on the natural or historic environment.
- E. A declaration that the equipment and installations is designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radiofrequency radiation is submitted.

All proposals must include details of the design, including height, materials, landscaping and all components. The proposal must also accord with detailed siting, design and locational criteria set out in Supplementary Guidance: *Design and Placemaking*.

Policy 22 Digital Communications 	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	<b>0</b>	<b>?</b>	<b>0</b>	<b>0</b>	<b>?</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>
<b>Assessment Commentary</b> The policy has an overall neutral impact on the environment with only minor positive impacts being identified in relation to the provision of digital infrastructure improvements which could provide additional benefits in the form of reducing the need to travel as the local population could access services and employment opportunities from home or remotely which could result in localised <b>air quality improvements</b> and a <b>reduction in greenhouse gas emissions</b> . In terms of the infrastructure improvements themselves, telecommunications masts can be on a large scale which could have an										

Policy Assessment Table 22	
	<p>impact on the <b>visual amenity and local landscape character</b>, however the scale can vary and the impacts of this can be dealt with on a case by case basis and the proposal addressed at the planning application stage.</p> <p>The 'Siting and Design' and 'Commercial Telecommunications' sections ensure clarity regarding developer requirements in relation to all related proposals and the installation of telecommunication infrastructure. The criteria outlines that proposals should have no adverse impact on the <b>natural and historic environment</b> and proposals should minimise individual or cumulative visual amenity and landscape impacts on the surrounding area. However, the impact of telecommunications development in terms of compatibility with the character and appearance on the surrounding area and buildings will be addressed through individual applications in more detail utilising the Design and Placemaking Supplementary Guidance.</p>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b> Not applicable.</p>	

Policy Assessment Table 23
<p><b>23. Safeguarding Infrastructure</b></p> <p>Development proposals on the site, or in the neighbourhood, of a hazardous installation or airport, defined as safeguarding zones shown on the Proposals Map, must consult the relevant consultee.</p> <p><b>Airport Safeguarding</b></p> <p>Any proposed wind turbine development in East Dunbartonshire will require prior consultation with Glasgow Airport. Within the Glasgow Airport Safeguarding Zone, shown on Map 3, development which adversely affects the operation, integrity or safety of the airport will not be permitted. The following types of development will require prior consultation with the appropriate civil and military aviation authorities if proposed within the safeguarding zone:</p> <ul style="list-style-type: none"> <li>A. Developments that meet the criteria set out in the Glasgow Airport Aerodrome Safeguarding Map.</li> <li>B. Developments which have the potential to interfere with the operation of navigational aids or distract pilots due to the impact of lighting.</li> </ul>

**Policy Assessment Table 23**

- C. Developments that could increase the number of birds in the airspace, such as waste disposal sites or reservoirs.
- D. Developments which include aviation activities.

Noise sensitive development (including residential) within the noise contours for Glasgow Airport, shown on Map 3, should be accompanied by a noise assessment considering acceptability and any mitigation requirements. The contours are based on the indicative 2028 57-decibel (16-hour) contour published in the Glasgow Airport Masterplan.

**Hazardous Installations Safeguarding**

Development proposals within the hazardous installations/pipeline safeguard consultation zones identified on the Proposals Map will be determined in consultation with the Health and Safety Executive and the facilities operators/owners. The hazardous installations include:

- E. High-pressure gas pipelines, and their 155 metre zone.
- F. Chlorine storage area at the Balmore Water Treatment Works and its 550 metres zone.
- G. Bonded warehouses at Buchley and its 250 metre zone.
- H. Factory for manufacture of explosives at Inchterf and its consultation zone.

MAP TO BE INSERTED

Policy 23 Safeguarding Infrastructure	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	-	-	-	-	-	-	-	-	-	-
<b>Assessment Commentary</b>										
This Policy does not require an SEA as it is concerned with legislative and procedural compliance.										



## Policy Assessment Table 24

### 24. Developer Contributions

Development that gives rise to a need for affordable housing, new or improved public infrastructure, public facility and/or environmental mitigation will meet this need through developer contributions. The need from a development can arise either individually or cumulatively and will be met or provided on or off site.

Planning obligations will only be required following the consideration of the use of conditions or legal agreements; and will be subject to the policy tests of Scottish Government Planning Circular 3/2012 on Planning Obligations and Good Neighbour Agreements (or any subsequent revision to this advice). The Council will expect applicants to make a fair and reasonable contribution which is related in scale and kind to the proposed development.

The type of contribution, whether financial or otherwise, should be agreed with the Council as part of the application process and preferably as part of pre-application discussions.

Supplementary guidance on developer contributions will set out how this policy will be implemented and the exact levels of contributions required or the methodologies for their application stage potential areas of contribution are/will be highlighted in the Community Strategy sections, supplementary guidance and/or the relevant town centre strategy, development brief or masterplan.

Assessment of development will consider the requirement to deliver the following, through developer contributions where necessary. For **all development** in East Dunbartonshire:

- A. Sustainable transport infrastructure.
- B. Green network opportunities, open space provision and the support and management of green infrastructure, open space and nature conservation.
- C. The management of flood risk, provision and management of sustainable drainage systems, and provision of water and sewerage infrastructure.
- D. The conservation and management of the historic environment, in particular those related to the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site, public realm or civic space.
- E. The provision of digital communications infrastructure.

For **specific developments** in East Dunbartonshire:

**Policy Assessment Table 24**

- F. Proposals which include **market housing** will deliver 25% affordable housing on site; or for proposals with less than 10 units through a commuted sum. This includes market led specialist housing but does not apply to a proposal for a single house.
- G. Proposals which include **housing** will contribute to community facilities, including education facilities, which will be additionally utilized as a result of the development.
- H. **Retail, commercial or other significant footfall generating development** outwith the network of shopping centres will contribute towards implementation of the most relevant town centre strategy.
- I. Proposals for **an alternative use on an identified employment site** will create alternative business land or premises nearby.
- J. Proposals for **renewable energy, waste management or mineral working development** may require a financial bond or legal agreement to ensure appropriate decommissioning and site restoration and aftercare arrangements. The bond or legal agreement will be subject to regular review, and if necessary, amendments will be required as a consequence.

Policy 24 Developer Contributions  <b>X</b>	SEA Objectives									
	PHH	CH	BFF	S&G	L	WQ	AQ	CF		MA
	1	2	3	4	5	6	7	8	9	10
	+	+	+	?	+	+	+	+	+	+
	/	/	/		/	/	/	/	/	/
	?	?	?		?	?	?	?	?	?
	<b>Assessment Commentary</b>									
	The Policy, along with the corresponding Supplementary Guidance, would incorporate the requirements to deliver developer contributions for all development opportunities throughout East Dunbartonshire. The anticipated environmental impacts for all proposed developments have been assessed through the spatial strategies within each of the Community Policies. Additional proposed applications for development will be assessed against the policy framework of the LDP2 and in some cases through an individual SEA in the production of Masterplans (Westerhill Regeneration Area and Kirkintilloch Gateway) as well as project level EIA where applicable.									
	This Policy itself does not propose any additional developments. The aim of the Policy is to outline the process by which contributions are agreed and secured in advance of a planning consent being issued, which will enable the development									

Policy Assessment Table 24	
	<p>to proceed. A number of the impacts of this policy are uncertain at this stage until specific site information, planning conditions and key requirements are considered. Despite this there is potential for positive impacts on the environmental factors illustrated above through this policy’s implementation taking into consideration the development criteria (A – E above), which will be sought for all development proposals. For all development sites contained within each Community spatial strategy, there are specific SEA mitigation measures (key requirements) to avoid or reduce adverse impacts or enhance existing positive outcomes where possible. This information along with specific planning criteria have been integrated into the site Key Requirements for all sites within each Community Policy and should form the basis for Developer Contributions sought by the Council.</p>
<p><b>Proposed Alteration and Re-assessment (if applicable):</b>                      The Policy was rewritten to reflect the SEA recommendations along with responses from internal and external stakeholders.</p> <p><b>Revised Policy</b>                      New development in East Dunbartonshire is required to contribute positively to the quality and sense of place and should not have an adverse impact upon the provision of local services and infrastructure. Development that gives rise to the need for new or improved public facilities, public infrastructure and/or environmental mitigation will meet this need through developer contributions. The need from a development can arise either individually or cumulatively and will be met or provided on or off site.</p> <p>Planning applications for all types of development must consider the potential need for contributions as set out in criteria A – E below, with the exception of household extensions. Additionally, applications for the types of development identified in criteria F – M must also consider the need for contributions relating to the impacts of that particular development type. Key issues giving rise to the potential need for contributions may also be highlighted in the Community Policies and in key requirements for individual sites. For certain contribution types additional information, such as calculation methodologies or how monies will be spent, is provided in Appendix 3 of the plan. For housing development, the Council encourages a range of housing to be built and therefore the cost of contributions will be subject to a bedroom adjustment, also provided in Appendix 3, to ensure that the development of smaller homes is not disadvantaged in terms of viability.</p> <p>Planning obligations will only be required following the consideration of the use of conditions or legal agreements; and will be subject to the policy tests of Scottish Government Planning Circular 3/2012 on Planning Obligations and Good Neighbour Agreements (or any subsequent revision to this advice). The Council will expect applicants to make a fair and reasonable contribution which is related in scale and kind to the proposed development. The need for contributions, whether financial or otherwise, should be scoped during pre-application discussions and work to facilitate agreeing the scale and nature of contributions should continue throughout the application process. This is to ensure that unnecessary delays in determining the application, as a result of negotiating the agreement, are avoided.</p>	

## Policy Assessment Table 24

Where developer contributions take the form of a financial payment, the Council will take an approach that balances flexibility and the phasing of payments with ensuring compliance with the requirements of the planning consent. Once the contribution is received it is the Council's responsibility to ensure that all payments are used for the purposes for which they were sought and are utilised within a reasonable time period. In most cases this will be five years, unless a longer period is deemed to be necessary for example in the case of contributions to schools where this will be a maximum of ten years. After the specified period any unused funds would be returned to the developer. In exceptional circumstances, where the need for developer contributions would render a development unviable as evidenced by the submission of a financial appraisal, the Council may take a more flexible approach to which contributions should be sought based on the priorities of the Council at the time of processing the application.

For **all development** in East Dunbartonshire:

### A. Sustainable Transport

New development should be integrated with sustainable transport infrastructure in order to contribute to reducing carbon emissions, improving health and wellbeing and minimising adverse effects on local air quality. Sustainable transport infrastructure should be provided on site, in line with the Sustainable Travel Hierarchy, which links development with existing active travel networks to provide connections to local services and amenities and the public transport network. Electric vehicle charging infrastructure is also required on site.

In the case of developments requiring the submission of a Transport Assessment, contributions will also be required to address impacts on the wider transport network (for all forms of transport and active travel) as a result of the development itself and/ or cumulatively with other planned sites. In order to mitigate against these impacts relevant new development is required to contribute towards the delivery of projects identified in the Local Transport Strategy and Active Travel Strategy.

Further information regarding contributions towards sustainable transport is provided in Appendix 3; including lists of the Local Transport Strategy projects by Route Corridor area. All developer contributions that contribute towards these lists from different developments must be proportionate, regardless of the point in the development plan period that the development comes forward.

The method for securing the developer contribution towards transport will be applied consistently for all applicable developments. The cost will be based on:

- The total number of trips a development will generate during weekday morning and afternoon peak periods (07:00-10:00 and 16:00-19:00)
- The total vehicle movements on the network at present and as a result of the implementation of sites in the LDP, during morning and afternoon peak periods

## Policy Assessment Table 24

- The total cost of implementing the Council's Local Transport Strategy and Active Travel Strategy.

Developments of any scale should consider the need to provide infrastructure for active travel and electric vehicle charging except:

- A. Single house plots
- B. Alteration and/ or extension to existing dwellings

The need for developer contributions towards the relevant Route Corridor applies to all types of development except:

- Any proposals where a transport assessment is not required

### **B. Green Infrastructure, Open Space and Biodiversity**

All new development will provide high quality open space to meet the needs of the proposed development (accessibility, quantity and quality), as set out in Supplementary Guidance on Design and Placemaking, and Green Infrastructure and Green Network. As a first preference open space should be provided on-site and in a prominent location. Developer contributions for off-site provision will be considered on a site by site basis in accordance with the criteria regarding appropriate distances from housing to open space as set out in Appendix 3, and the priorities within the Open Space and Green Network Strategies. Specific requirements for open space may also be set out in the Community Policies. Open space for non-residential developments should generally be provided on-site.

Biodiversity loss on a development site will be compensated for within the development site or on other land within the developer's control. Where this is not possible then a payment for biodiversity creation and 25 year maintenance will be required. This will be calculated on a case by case basis. Compensation must only be used as a last resort and only after options for avoidance and reduction have been fully considered.

The contribution applies to all types of development except:

- Single house plots
- Alteration and/ or extension to existing dwellings

### **C. Flood Risk, SUDs and Sewerage**

To ensure that development reduces flood risk and helps to improve water quality, developer contributions may be required on a case-by-case basis towards flood risk management, sustainable drainage systems, waste water infrastructure and riverbank restoration. Further information (where relevant)

## Policy Assessment Table 24

is provided in the Community Policies and associated key requirements, the Clyde and Loch Lomond Local Flood Risk Management Plan 2016 (or as updated) and any relevant planning guidance, master plans or planning briefs.

The contribution applies to all types of development except:

- Single house plots
- Alteration and/ or extension to existing dwellings

### **D. Historic Environment – Antonine Wall World Heritage Site**

To ensure that development helps to maintain and enhance the special character of the historic environment in East Dunbartonshire, in particular the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site and prominent civic space and public realm, developer contributions may be required on a case-by-case basis. This could include landscaping to protect the setting of the Antonine Wall, interpretation boards and signage, civic space improvements and public realm works. Further information is provided in the Community Policies, Supplementary Planning Guidance on Frontiers of the Roman Empire (Antonine Wall) and any other relevant planning guidance, master plans or planning briefs.

The contribution applies to all proposals which may affect the Antonine Wall World Heritage Site and Buffer Zone, or any other relevant historic environment asset, except:

- Single house plots
- Alteration and/ or extension to existing dwellings

### **E. Digital Communications**

To ensure that digital communications infrastructure, including broadband, is provided as an integral component of new homes and business/ employment premises developer contributions may be required to ensure the installation and future-proofing of appropriate infrastructure.

The contribution applies to all proposals for new housing and employment generating uses except:

- Single house plots
- Alteration and/ or extension to existing dwellings

For **specific developments** in East Dunbartonshire:

## Policy Assessment Table 24

### F. Affordable Housing

In order to address the high level of need for affordable housing in East Dunbartonshire development proposals for new housing will be required to satisfy either of the following:

**On all market housing sites of 2-9 units** a commuted sum will be paid to the Council for use on new affordable housing developments within the Council area. The commuted sum per unit on-site will be calculated using the following method (based on an independent land valuation):

- Unrestricted market value per plot (A), minus the restricted affordable housing value per plot (B), then divided by 4.

**On all market sites of 10 units or more** 25% of the total units to be provided as affordable housing in line with the following:

1. Be provided on-site in a prominent location and be fully integrated within the wider development (taking affordable housing management and requirements into account).
2. Provide a minimum 15% of the total number of units on site as social rent, with the remaining 10% provided as other affordable tenures (see Appendix 3). On sites with a single building, or on sites with 25 units or less, a different mix of tenures may be required for management reasons, including the possibility of 100% social rented accommodation. On such sites, social rent can be omitted from the affordable housing mix if clear management reasons are established.
3. All affordable tenures for sale must be affordable to those earning less than the median income level for the area (40th and 50th percentiles). The Council sources this from the Scottish Government (CACI paycheck). In high value areas the Council can increase the maximum affordability level to 60th percentile.
4. All affordable tenures will be provided in perpetuity.
5. Where the affordable housing contribution is provided in the form of above ground floor flatted accommodation, every effort must be made to ensure that each house is accessible without stairs, for example by lift.
6. 10% of all new affordable developments must be accessible for those with particular needs i.e. older people, wheelchair users. This may take the form of wet floor shower or fully wheelchair accessible housing. Additionally, consideration must be given to 'Housing For Varying Needs Standards'

The contributions set out above apply to all proposals for new housing including conversion and market-led specialist housing except:

- Residential institutions
- Single house plots

### G. Education (Schools)

## Policy Assessment Table 24

To ensure that new housing development does not have an adverse impact upon education provision, contributions may be required to increase school capacity as a result of the extra demand for school places. During the processing of planning applications the Council will assess the impact of new housing on the capacity of all 4 schools within whose catchments the development is located (non-denominational and denominational at primary and secondary levels). Where a development is judged, either individually or cumulatively with other known development, likely to result in any of the local schools becoming over 90% capacity a developer contribution to offset the additional demand will be required. Contributions will also be required for any of the identified schools which are already exceeding 90% capacity at the time of the application. Further information including costs are provided in Appendix 3 or as updated and published by the Planning Authority. Note that contributions towards nursery education may also be required (see below Point I Other Community Facilities).

The contribution applies to all proposals for new housing, including conversion from other uses, except:

- Single house plots
- One bedroom properties
- Specialist housing designed for groups which do not include children (such as housing for older people or assisted living).
- Affordable housing

### H. Primary Healthcare

To ensure that new development does not have an adverse impact upon healthcare provision, contributions may be required to increase primary healthcare capacity as a result of the extra demand for services. The need for contributions will be calculated on an 'East Locality' and 'West Locality' basis to reflect the operational approach of the Health and Social Care Partnership. Contributions will be required when primary healthcare facilities are judged to be operating over capacity as set out in Supplementary Planning Guidance. Further information including costs will also be set out in Supplementary Planning Guidance.

The contribution applies to all proposals for new housing, including conversion of other uses to housing and market-led specialist housing, and residential care facilities such as care homes, except:

- Single house plots
- Affordable housing

### I. Other Community Facilities



## Policy Assessment Table 24

In addition to the education, healthcare and open space contributions listed above developments may, either individually or cumulatively, give rise to a need for other community facilities. These include nursery education, all weather sports pitches, other sports facilities, cultural assets, religious buildings, other health facilities and community buildings. Contributions will be required either where the proposed development will create additional demand for existing community facilities, i.e. residents from new housing development, and subsequently result in those facilities requiring extra capacity; or where the proposal will physically affect existing facilities and reconfigured or replacement facilities may be required. In all cases, a legal agreement may be required to secure delivery of enhanced/ replacement facilities. The Pitches Strategy and Culture, Leisure and Sport Strategy provide further information.

The contribution applies to all proposals for new housing, or **any other development** affecting the capacity or provision of community facilities, except:

- Single house plots
- Affordable housing

### **J. Business and Employment Sites**

In the event that proposals for alternative uses on employment sites are deemed appropriate, developer contributions to create alternative business land or premises nearby may be required to ensure that an adequate supply of business and employment land is maintained. In such circumstances a legal agreement to ensure delivery of the alternative land or premises may be required.


The contribution applies to all proposals where business land and/ or infrastructure will be either wholly or partially lost to other uses.

### **K. Retail and Commercial Development**

Where a retail or commercial development with a gross floorspace of over 2,500m<sup>2</sup> is proposed outwith a town centre, and therefore contrary to the development plan, a retail impact analysis will be undertaken to understand the impacts of the development. In exceptional circumstances where a retail, commercial or other significant footfall generating development located outwith the network of shopping centres is deemed to be acceptable, a contribution towards the implementation of the most relevant town centre strategy will be required. Further information and requirements are provided in the Community Policies.

### **L. Renewable Energy, Waste Management and Mineral Workings**

To ensure that proposals for renewable energy infrastructure, waste management or mineral workings do not have an adverse impact upon local character and amenity, applications for all commercial proposals will be expected to set out a sustainable, fully costed, phased restoration and aftercare scheme to

Policy Assessment Table 24										
<p>restore the site in the event that the proposed use ceases operation. The restoration plan should identify a beneficial after-use for the site which enhances the green network and water environment. Proposals may also require a financial bond or legal agreement to ensure that the appropriate decommissioning, site restoration and aftercare arrangements are implemented.</p> <p>The contribution applies to all commercial renewable energy infrastructure, waste management and mineral workings proposals (including extended mineral workings).</p>										
<p>Revised Assessment Policy 24 Developer Contributions</p> 	++ / ?	+ / ?	++ / ?	?	+ / ?	+ / ?	++ / ?	++ / ?	+ / ?	++ / ?
	<p><b>Assessment Commentary</b> Policy revised taking cognisance of SEA assessment commentary as well as internal and external stakeholders.</p> <p>This policy incorporates all the anticipated benefits from the alternative above and enhances those impacts by elaborating on the detail for each of the developer contribution topics. This incorporates more prescriptive detail set out within subject policies and Supplementary Guidance where appropriate. Despite the impacts of each being uncertain and dependent on the implementation of the policy on a case by case basis through the Development Management process, this policy option is more likely to result in enhanced positive impacts. This is likely through the more detailed consideration and provision of key factors such as health, education, sustainable transport options, flood risk, the historic environment and renewable energy infrastructure.</p> <p>Additional Green Infrastructure, Biodiversity and Open space requirements have been revised to align with Policy 17 and Supplementary Guidance on Design and Placemaking, and Green Infrastructure and Green Network. This could have a significant positive impact through high quality open space provision to meet the needs of proposed development. Development will also contribute positively to biodiversity conservation and achieve at least no net loss through siting and design, avoiding and minimising any adverse impacts on habitats, species or network connectivity, either resulting from the development or as a result of the cumulative effects of development locally. Compensation for any biodiversity loss on a development site will be determined on a case by case basis, on-site, other land within the control of the developer of equal biodiversity value or payments for biodiversity creation and maintenance period.</p>									

**Policy Assessment Table 24**

	<p>Limitation: It is not possible to replace or compensate certain habitats or assets, such as bogs, ancient woodland and wetlands. This should be taken into consideration when development proposals risk the loss of such habitats and assets both in terms of the viability of the proposal and if the development is approved, the significant level of compensation required.</p>
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Appendix F: Community Policy Cumulative Site Assessments

ASSESSMENT TABLE KEY	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Community Policy 2: Bearsden

The table below illustrates the individual and cumulative impacts identified for this Community Policy. The assessment includes those housing sites allocated through the prescribed site assessments methodology and those allocated as part of LDP1, including sites with planning consent to inform the baseline (where relevant). Sites which are under construction or developed are not included as part of this assessment. Business and Employment sites and other Community Facility sites are also included where relevant.

Community Policy 2: Package 1	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
2.H1 Bearsden Golf Course (6.1)	-	- / --	- / ?	X	- / ?	- / ?	0	- / ?	0	- / ?
2.H2 Castlehill Farm (6.4)	+	- / ?	-	X	-	X	X	- / ?	- / +	-
2.H4 2B Crarae Avenue, Former church	+	X	-	X	X	X	- / +	- / +	- / +	- / +
2.H5 Kilmardinny	+ / ++	? / -	- / --	? / - / +	X	- / ?	+ / -	-- / ?	-- / ?	- / ?
2.H6 190-196 Milngavie Road (S311)	+	X	X	?	X	- / ?	++	0 / -	0	0 / +
2. H7 Netherton Farm Lane	+ / -	? / -	- / --	X	X	X	-	-	-	-
2.H8 Nithsdale Crescent (S360)	0	-- / ?	X	X	- / ?	X	+	0	- / ?	- / ?
2.CF2 Langfaulds Cemetery Extension (S354)	X	-	X	X	0	- / ?	-	- / ?	- / ?	- / ?
2.BE2 Garscadden Depot	-	-- / ?	- / ?	?	X	? / -	-	-	? / -	- / ?
<b>Summary across Sites</b>	<b>0</b>	<b>--</b>	<b>-- / ?</b>	<b>X</b>	<b>- / ?</b>	<b>- / ?</b>	<b>- / +</b>	<b>-- / ?</b>	<b>- / ?</b>	<b>-</b>

### Community Policy 3: Bishopbriggs

The table below illustrates the individual and cumulative impacts identified for this Community Policy. The assessment includes those housing sites allocated through the prescribed site assessments methodology and those allocated as part of LDP1, including sites with planning consent to inform the baseline (where relevant). Sites which are under construction or developed are not included as part of this assessment. Business and Employment sites and other Community Facility sites are also included where relevant.

Note: The existing Westerhill Industrial Area has been individually assessed ([Appendix H: Site 3.BE8](#)), however to avoid duplication the site assessment findings have not been included within the cumulative assessment for the Community Area given that the majority of the business area are represented by housing proposals (3.H5). There is an area to the north-east of 3.BE8 which has no housing proposal, therefore this area was individually assessed as an extract and included within [Appendix H](#) and this cumulative assessment for Bishopbriggs Community Policy.

Community Policy 3: Package 1	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
3.H1 Auchinairn Primary School (former), Beech Road, (S333)	0	X	X	+/?	X	+/?	+	+	--/?	0
3.H2 Bishopbriggs Town Centre / Former High School (including LDP 6.17) (S306)	+/?	-/?	X	X	0	-/?	++/?	-/?	-/?	-/?
3.H5 South Westerhill Road, Bishopbriggs (S303)	--	X	--	?/-/+	-	-/?	--	--	--	--
3.H5 Birkhill Avenue, Bishopbriggs (S312)	--	X	--	--	-	--/?	--	--	--	--
3.H5 Stanley Drive, Bishopbriggs (S318)	-	X	-/?	-/?	-	-/?	0	-/?	-/?	-/?
3.H5 North of Westerhill Road, Bishopbriggs (S362)	-	X	-	--/?	--	--/?	0	--/?	-/?	--/?
3.H5 East of Westerhill Road, Bishopbriggs (S363)	--	X	--	--/?	-	--/?	--	--	--	--
3.H6 Crofthead	X	X	?/-	0/+	0/+	?/-	-	?/-	0/+	0
3.CF1 Expansion to Cadder Cemetery (S356)	0	--/?	--/?	--/?	--	-/?	--	-	-/?	--/?
3.BE2 Bishopbriggs Industrial Estate	+	X	X	+/?	X	X	0/+	0/+	0/-	0/+
3.BE5 Huntershill Village	+	X	X	+/?	X	X	0/+	0/+	0/-	0/+
3.BE6 Low Moss Industrial Estate	+	X	-	0/?	?	X	-	-	?/0	0
Westerhill Industrial Estate 3.BE8 extract (North-east part of 3.BE8 with no housing proposal)	--	X	--	--/?	-	-/?	--	--	--	--

Environmental Report

Community Policy 3: Package 1	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Summary across Sites	--	X	--	--/?	--	--/?	--	--/?	--/?	--/?

The table below illustrates the individual and cumulative impacts identified for this Community Policy. The assessment includes those sites identified as preferred and alternative options through the prescribed site assessments methodology and those allocated as part of LDP1, including sites with planning consent to inform the baseline (where relevant). Sites which are under construction or are developed are not included as part of this assessment. Business and Employment sites and other Community Facility sites are also included where relevant.

Community Policy 3: Package 2	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
3.H1 Auchinairn Primary School (former), Beech Road, (S333)	0	X	X	+/?	X	+/?	+	+	--/?	0
3.H2 Bishopbriggs Town Centre / Former High School (including LDP 6.17) (S306)	+/?	-/?	X	X	0	-/?	++/?	-/?	-/?	-/?
3.H5 South Westerhill Road, Bishopbriggs (S303)	--	X	--	?/-/+	-	-/?	--	--	--	--
3.H5 Birkhill Avenue, Bishopbriggs (S312)	--	X	--	--	-	--/?	--	--	--	--
3.H5 Stanley Drive, Bishopbriggs (S318)	-	X	-/?	-/?	-	-/?	0	-/?	-/?	-/?
3.H5 North of Westerhill Road, Bishopbriggs (S362)	-	X	-	--/?	--	--/?	0	--/?	-/?	--/?
3.H5 East of Westerhill Road, Bishopbriggs (S363)	--	X	--	--/?	-	--/?	--	--	--	--
3.H6 Crofthead	X	X	?/-	0/+	0/+	?/-	-	?/-	0/+	0
3.CF1 Expansion to Cadder Cemetery (S356)	0	--/?	--/?	--/?	--	-/?	--	-	-/?	--/?
3.BE2 Bishopbriggs Industrial Estate	+	X	X	+/?	X	X	0/+	0/+	0/-	0/+
3.BE5 Huntershill Village	+	X	X	+/?	X	X	0/+	0/+	0/-	0/+
3.BE6 Low Moss Industrial Estate	+	X	-	0/?	?	X	-	-	?/0	0

Community Policy 3: Package 2	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Westerhill Industrial Estate 3.BE8 extract (North-east part of 3.BE8 with no housing proposal)	--	X	--/?	--/?	-	-/?	--	--	--	--
S330 Duncryne Place	0	X	--/?	+/?	-	X	+	+	-/?	0
Summary across Sites	--	X	--	--/?	--	--/?	--	--/?	--/?	--/?

### Community Policy 4: Kirkintilloch, Lenzie and Waterside

The table below illustrates the individual and cumulative impacts identified for this Community Policy. The assessment includes those housing sites allocated through the prescribed site assessments methodology and those allocated as part of LDP1, including sites with planning consent to inform the baseline (where relevant). Sites which are under construction or developed are not included as part of this assessment. Business and Employment sites are also included where relevant.

Community Policy 4: Package 1	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
4.H2 Blackthorn Grove, Lenzie (6.32)	+	X	-	X	X	X	X	-	-	X
4.H5 Campsie View School (S366)	X	X	-/?	X	-/?	X	-	-	-	-/?
4.H7 Cleddans Playing Field (6.37)	-	--	X	X	X	-	X	-	X	-
4.H8 David Gray Drive / Fossil Grove	X	X	-/?	X	X	X	?/-	?/-	+	?/-
4.H9 Duntiblae Road (6.38)	-	X	-	?	--	?	-	-	-/?	-/?
4.H10 Fauldhead/Chryston Road North (6.39)	--	X	-	?	--	--	0	0/-	-	--
4.H11 Fauldhead/Chryston Road South (6.35)	--	X	-	?	--	-	0	-	-/?	--
4.H12 Glasgow Road (6.40)	+	0	0	X	X	0	X	0	0	0
4.H14 38 Kilsyth Road (S371)	X	?	-/?	X	-/?	?	+	-/?	X	-/?
4.H15 Kirkintilloch Gateway Regeneration Area (S24)	-	X	--/?	+/?	--	-/?	--	-/?	--/?	--/?
4.H15 Kirkintilloch Gateway Regeneration Area (S100)	0	X	-/?	+/?	--	-/?	--	--/?	--/?	--/?
4.H15 Kirkintilloch Gateway Regeneration Area (S346)	0	X	-/?	X	--/?	X	--/?	-/?	-/?	-/?

**Environmental Report**

Community Policy 4: Package 1	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
4.H15 Kirkintilloch Gateway Regeneration Area (S347)	-	X	0/?	+/?	-/?	X	--	-/?	--/?	-/?
4.H16 Lairdland School (6.43)	X	-	X	X	X	X	X	X	-	X
4.H18 Meadowburn Avenue (6.46)	-	X	-/?	X	--	--/?	--	--	--/?	--/?
4.H19 Merkland School (S326)	X	X	-/?	+/?	-	X	-/?	X	--/?	-/?
4.H20 Moss Road (S353)	-	X	0	X	-	-/?	-	--/?	-/?	-/?
4.H22 Rob Roy Football Club Phase 2 (6.47)	-/+	--	X	+/?	X	X	-/?	-/?	-	-/?
4.H23 St Agatha's Primary (former)	X	X	X	X	?/-	X	?/-	?/-	+	?/-
4.H24 Tom Johnston House (former) (S111)	X	X	X	+/?	-	-/?	++	-/?	-/?	-/?
4.H26 Whitegates (S226)	X	X	X	+/?	-	X	+	-/?	-/?	-/?
4.BE5 Kirkintilloch Industrial Estate (East)	+	X	-/--	+/?	X	?/-	?/-	-	?/0	?/0
4.BE6 Milton Road	+	X	-/--	+/?	X	?/-	?/-	-	?/0	?/0
4.BE11 Woodilee Industrial Estate	The existing Gateway Business site has been individually assessed ( <a href="#">Appendix H: Site 4.BE11</a> ), however to avoid duplication the site assessment findings have not been included within the cumulative assessment for the Community Area given that the whole business area, as well as additional areas are represented by housing proposals (4.H15).									
<b>Summary across Sites</b>	--	-/?	--/?	+/?	--	--/?	--	--/?	--/?	--/?

The table below illustrates the individual and cumulative impacts identified for this Community Policy. The assessment includes those sites identified as preferred and alternative options through the prescribed site assessments methodology and those allocated as part of LDP1, including sites with planning consent to inform the baseline (where relevant). Sites which are under construction or are developed are not included as part of this assessment. Business and Employment sites are also included where relevant.

Community Policy 4: Package 2	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
4.H2 Blackthorn Grove, Lenzie (6.32)	+	X	-	X	X	X	X	-	-	X
4.H5 Campsie View School (S366)	X	X	-/?	X	-/?	X	-	-	-	-/?
4.H7 Cleddans Playing Field (6.37)	-	--	X	X	X	-	X	-	X	-
4.H8 David Gray Drive / Fossil Grove	X	X	-/?	X	X	X	?/-	?/-	+	?/-
4.H9 Duntiblae Road (6.38)	-	X	-	?	--	?	-	-	-/?	-/?



Community Policy 4: Package 2	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
4.H10 Fauldhead/Chryston Road North (6.39)	--	X	-	?	--	--	0	0/-	-	--
4.H11 Fauldhead/Chryston Road South (6.35)	--	X	-	?	--	-	0	-	-/?	--
4.H12 Glasgow Road (6.40)	+	0	0	X	X	0	X	0	0	0
4.H14 38 Kilsyth Road (S371)	X	?	-/?	X	-/?	?	+	-/?	X	-/?
4.H15 Kirkintilloch Gateway Regeneration Area (S24)	-	X	--/?	+/?	--	-/?	--	-/?	--/?	--/?
4.H15 Kirkintilloch Gateway Regeneration Area (S100)	0	X	-/?	+/?	--	-/?	--	--/?	--/?	--/?
4.H15 Kirkintilloch Gateway Regeneration Area (S346)	0	X	-/?	X	--/?	X	--/?	-/?	-/?	-/?
4.H15 Kirkintilloch Gateway Regeneration Area (S347)	-	X	0/?	+/?	-/?	X	--	-/?	--/?	-/?
4.H16 Lairdsland School (6.43)	X	-	X	X	X	X	X	X	-	X
4.H18 Meadowburn Avenue (6.46)	-	X	-/?	X	--	--/?	--	--	--/?	--/?
4.H19 Merkland School (S326)	X	X	-/?	+/?	-	X	-/?	X	--/?	-/?
4.H20 Moss Road (S353)	-	X	0	X	-	-/?	-	--/?	-/?	-/?
4.H22 Rob Roy Football Club Phase 2 (6.47)	-/+	--	X	+/?	X	X	-/?	-/?	-	-/?
4.H23 St Agatha's Primary (former)	X	X	X	X	?/-	X	?/-	?/-	+	?/-
4.H24 Tom Johnston House (former) (S111)	X	X	X	+/?	-	-/?	++	-/?	-/?	-/?
4.H26 Whitegates (S226)	X	X	X	+/?	-	X	+	-/?	-/?	-/?
4.BE5 Kirkintilloch Industrial Estate (East)	+	X	-/--	+/?	X	?/-	?/-	-	?/0	?/0
4.BE6 Milton Road	+	X	-/--	+/?	X	?/-	?/-	-	?/0	?/0
4.BE11 Woodilee Industrial Estate	The existing Gateway Business site has been individually assessed ( <a href="#">Appendix H: Site 4.BE11</a> ), however to avoid duplication the site assessment findings have not been included within the cumulative assessment for the Community Area given that the whole business area, as well as additional areas are represented by housing proposals (4.H15).									
S365 Langmuir Road	-	X	-/?	--/?	-	-/?	--	--/?	-	--/?
<b>Summary across Sites</b>	--	-/?	--/?	+/?	--	--/?	--	--/?	--/?	--/?

### Community Policy 5: Lennoxton, Milton of Campsie, Haughead and Clachan of Campsie

The table below illustrates the individual and cumulative impacts identified for this Community Policy. The assessment includes those sites identified as preferred options through the prescribed site assessments methodology and those allocated as part of LDP1, including sites with planning consent to inform the baseline (where relevant). Sites which are under construction or are developed are not included as part of this assessment.

Community Policy 5: Package 1	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
5.H3 Campsie Golf Club, Lennoxton (6.52)	-	X	-/?	X	--	-/?	X	-	-/?	-/?
5.H4 East of Aldessan House (6.53)	+	-	-/?	X	-	-	-	-	-	-
5.H5 Lennox Castle Hospital (6.56)	-	-/?	-/?	+/?	--	-/?	--	--	--/?	--/?
5.H6 Lennoxlea, Lennoxton (6.58)	0	X	-	X	-	-	-	-	-	-
5.H7 Primrose Way (Redhills)	X	X	-/?	+/?	-	-/?	-	-	-	-/?
5.H8 St Machan's Way, Lennoxton (S321)	X	X	X	X	X	-/?	+	-	X	X
Summary across Sites	0	X	--/?	+/?	--	--/?	--	--	--/?	--/?

The table below illustrates the individual and cumulative impacts identified for this Community Policy. The assessment includes those sites identified as preferred and alternative options through the prescribed site assessments methodology and those allocated as part of LDP1, including sites with planning consent to inform the baseline (where relevant). Sites which are under construction or are developed are not included as part of this assessment.

Community Policy 5: Package 2	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
5.H3 Campsie Golf Club, Lennoxton (6.52)	-	X	-/?	X	--	-/?	X	-	-/?	-/?
5.H4 East of Aldessan House (6.53)	+	-	-/?	X	-	-	-	-	-	-
5.H5 Lennox Castle Hospital (6.56)	-	-/?	-/?	+/?	--	-/?	--	--	--/?	--/?



Community Policy 6: Package 2	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
S227 Halley's Garage, Milngavie	0	X	- / ?	+ / ?	X	- / ?	0	-	X	- / ?
Summary across Sites	--	X	- / ?	X	--	X	0	0 / -	--	-- / ?

### Community Policy 7: Torrance and Baldernock

The table below illustrates the individual and cumulative impacts identified for this Community Policy. The assessment includes those housing sites allocated through the prescribed site assessments methodology and those allocated as part of LDP1, including sites with planning consent to inform the baseline, where relevant. Sites which are under construction or developed are not included as part of this assessment.

Community Policy 7: Package 1	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
7.H1 Acre Valley Nursery (6.15)	0	0	0	0	-	-	-	-	0	0 / -
7.H2 Balmore Garden Nursery (6.16)	X	- / ?	0	X	-	0	-	--	-	--
7.H3 East of Ferrymill Motors (S204)	0	0	-	?	0	0	-	-	0	0 / -
7.H4 Kelvindale Nursery (6.22)	X	X	X	X	0	X	0	0	0 / -	0
7.H5 Kelvin View (6.23)	0	- / ?	0	-	--	X	-	- / ?	0 / ?	- / ?
7.H7 Main Street (South) (S372)	0	X	--	?	--	X	-	-	0	-
Summary across Sites	0	- / ?	-	X	--	0	--	--	0 / ?	--

### Community Policy 8: Twechar

The table below illustrates the individual and cumulative impacts identified for this Community Policy. The assessment includes those housing sites allocated through the prescribed site assessments methodology and those allocated as part of LDP1, including sites with planning consent to inform the baseline, where relevant. Sites which are under construction or developed are not included as part of this assessment. Business and Employment sites (only vacant or partially vacant) have also been included where relevant.

Community Policy 8: Package 1	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
8.H1 Canalside (Barhill Lodge & 1 Glen Shirva Road) (6.31)	+	--	-	X	-	-	--	-	-	-
8.H2 Glen Shirva Road Main Site (6.41)	-	--/?	-/?	+/?	-	X	--	-	-	-
8.H3 MacDonald Crescent (6.45)	-	X	-/?	--/?	-/?	X	--	-	--/?	--/?
8.BE1 Badenheath	--	X	--	+/?	--	--/?	--	--	--/?	--/?
Summary across Sites	-/--	--/?	--/?	0/?	--/?	-/?	--	--	--/?	--/?

Appendix G: SEA Site Assessments for Consented & Windfall Sites

Site: 2.H4 2B Crarae Avenue, Bearsden

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
+	X	-	X	X	X	- / +	- / +	- / +

**SEA commentary:**

- Presence of Tree Preservation Order in Bearsden
- Close proximity (within 5 minutes walking distance (300m) to Westerton train station which provides a regular rail service to a variety of destinations including: Milngavie, Glasgow, Motherwell, Larkhall, Airdrie, Dalmuir, Balloch, Cumbernauld and Edinburgh. Therefore there are options for sustainable transport options and accessible along Crarae Avenue.
- The site is within 5 minute walking distance of National Cycle Route 754 (Forth and Clyde Canal) which is a high quality green active travel link.
- The site is within 5 minute walking distance of Westerton Primary School.

## Environmental Report

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- The site is remote however from Bearsden town centre and associated facilities. Therefore this may increase the need to travel
- Would redevelop a currently underused space

### **Proposed Mitigation Measures / Suggested Alterations:**

- Protect TPO trees and conserve good quality woodland on site
- Include access onto existing path which leads to Maxwell Avenue
- Development subject to conditions of planning consent TP/ED/16/0311

Site: 2.H5 Kilmardinny (6.12)

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
+ / ++	? / -	- / --	? / - / +	X	- / ?	+ / -	-- / ?	-- / ?

**Assessment Summary:**

This site has potential for housing development with a remaining capacity of 156 units on the eastern boundary of Milngavie Road. The scale of the housing development is likely to present more significant impacts on the local environment.

**Additional SEA commentary:**

- There are several areas of potentially contaminated land in close proximity to or encompassing the proposal site including land at the Allander Sports Centre and Burnbrae Dye Works and Bus Garage (north), Lower Kilmardinny (south-east), Manse Burn and



Sewage Pumping Station (south). These will require further investigation to identify any potential impacts or remediation opportunities for the proposal site.

- The Craigdu Wedge LNCS runs along the northern edge of the site.
- Much of the is within the SEPA flood risk area (fluvial) due to the proximity to the Manse Burn, Craigdhu Burn and Allander Water along the northern and eastern edge of the site and down towards Lower Kilmardinny. The area is also at high/medium risk of surface water flooding.
- Good access to public transport along Milngavie Road (150m-200m to bus stops and 400m to Hillfoot Station) accessible via Bears Way segregated cycle way and within 10 minute walk to Bearsden town centre. This location has good links to Bearsden, Milngavie and Glasgow. However, the scale of development of new housing has the potential to significantly increase the number of vehicles in the area, particularly during peak times, which will increase carbon emissions and could impact on local air quality levels through potential increases in congestion.
- The watercourses nearby (Craigdhu Burn, Manse Burn and Allander Water) are a vital habitat link in East Dunbartonshire and play a role in the wider green network in East Dunbartonshire.
- The sites are adjacent to the Antonine Wall World Heritage Site Buffer Zone.

### **Proposed Mitigation Measures / Suggested Alterations:**

- Flood risk assessment is required to determine the risk of flooding, sewer capacity and ascertain the full extent of the developable area. (Site to north has surcharging sewer).
- Flood prevention measures including off-site where appropriate, in particular due to river flood risk from the Allander Water, Craigdhu Burn and Manse Burn. Any such measures must comply with Policies 17 and 18.
- Opportunity for enhancement of habitat along nearby river corridors
- Noise Impact Assessment in relation to traffic and railway line
- Air Quality Impact Assessment required
- Ground Investigation required
- Evaluate potential impact and protect the setting of the Antonine Wall
- Investigate and remediate, where appropriate, any potential contamination identified and ground conditions.
- The site should be developed in line with the approved Masterplan
- Contributions to the A81 Route Corridor
- Develop in line with landscaping plan including: green network between Milngavie and Bearsden along the Craigdhu Burn

## Environmental Report

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- Contribution towards the redevelopment of the Allander Sport Centre

Site: 2.H7 Netherton Farm Lane, Bearsden

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
+ / -	? / -	- / --	X	X	X	-	-	-

**SEA commentary:**

- Adjacent to the railway line; the development could be impacted by noise pollution.
- The site is directly adjacent to the Forth and Clyde Canal Scheduled Monument.
- TPOs in north-west of the site boundary and south-east of the site with areas of native woodland.
- A core path runs directly along the canal along the south-western border of the site and connects to the Canal.
- The site has good walking access (220m) to the National Cycle Route 754 (Forth and Clyde Canal) which provides links to Glasgow and elsewhere in East Dunbartonshire.
- The site is remote however from Bearsden town centre and associated facilities. Given the poor availability of nearby, frequent public transport it is likely that this site will increase the need to travel with an emphasis on private vehicular traffic.

- The site forms part of the railway and canal habitat corridors. Development could restrict the movement of species, particularly larger mammal species such as roe deer and badger.

**Proposed Mitigation Measures / Suggested Alterations:**

- Development subject to conditions of planning consent TP/ED/15/0382
- Enhance walking and cycling provision on Netherton Farm Lane and Old Farm Lane particularly under the rail bridge on Old Darm Lane as this will be the main access point for the bus route.
- Mitigation for badger included in proposals.
- Vegetation to be retained along the canal and enhanced as part of landscaping proposals.
- Ensure no adverse impact on biodiversity, including woodland, boundary features (hedgerows), water environment and grasslands in the Glasgow to Milngavie Railway Corridor LNCS and the green network of the Canal.

Site: 4.H8 David Gray Drive/Fossil Grove

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
X	X	- / ?	X	X	X	? / -	? / -	+

**SEA commentary:**

- Upgrade the lock up space which is currently underused
- Potential for access improvements via David Gray Drive and Fossil Grove
- This site is within 400m walking distance of bus stops which are served by the 88 service (every 15 mins) X87 service (half hourly), 84/84B service (hourly) and the less regular 801 service. An alternative bus stop which is within 400m walking distance is also served by the 84/84B service (hourly).
- The site is not within reasonable walking distance of a town centre and associated facilities which may increase the need to travel. However local public transport links has the potential to mitigate against the potential volume of vehicular traffic.
- Potential loss of habitat for roosting bat and nesting bird.

**Proposed Mitigation Measures / Suggested Alterations:**

- Provide roosting and nesting space as part of new building designs.

Site: Saddlers Brae Farm, Kirkintilloch

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
X	X	X	-	? / -	? / -	-	-	-

**SEA commentary:**

- Situated within the green belt
- Although the boundary of the site is out with this designation, there is an area of Class 5 peat to the south of Langmuir Road. There is the potential that construction work and future access to the site could result in disturbance to peat, either directly or indirectly. Development of the site could impact on localised hydrology affecting the integrity of the peatland.
- Access to local facilities and amenities is poor; this has the potential to increase the need to travel by private vehicle due to the lack of public transport links in the vicinity.
- Good access to the core path network.

**Proposed Mitigation Measures / Suggested Alterations:**

- Development subject to conditions of planning consent TP/ED/16/0367
- Protection and enhancement of core paths including access to the core path from the site
- Retention of boundary hedge/trees and native species proposed for landscaping.



Site: 4.H3 Former St Agatha's Primary School, Kirkintilloch

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
X	X	X	X	? / -	X	? / -	? / -	+

**SEA commentary:**

- Located within the greenbelt
- Development would result in the conversion (upgrade) of underused building
- It is likely that the existing access routes could be utilised
- The nearest bus stops to this site are served by hourly services 84 and 247. Access to a more regular service (X87) is over 400m walking distance away (approximately 500m).
- This site will increase the need to travel, most likely by private vehicle given the public transport options available in the area.

**Proposed Mitigation Measures / Suggested Alterations:**

- Development subject to conditions of planning consent TP/ED/17/0831 relating to the appropriate landscaping
- Protection and enhancement of core paths including access to the core path from the site.
- Retention of boundary hedge/trees and native species proposed for landscaping.

Site: 85 to 97 Townhead, Kirkintilloch

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
+	X	X	X	X	X	+	+	+

**SEA commentary:**

- The site is directly within the boundary of Kirkintilloch town centre and as a result is within walking distance of the town centre for amenities and services.
- This site is within 300m walking distance of National Cycle Route 754 (Forth and Clyde Canal) which is a high quality green active travel link.
- Development of this site would result in the upgrade of currently underused space within a town centre setting.

**Proposed Mitigation Measures / Suggested Alterations:**

- Development subject to conditions of planning consent TP/ED/18/0053

Site: 4.H23 Rob Roy Football Club (Phase 2), Kirkintilloch (6.47)

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
- / +	--	X	+ / ?	X	X	- / ?	- / ?	-

**SEA commentary:**

- The Antonine Wall World Heritage Site Buffer Zone lies directly through the site boundary.
- Development of the site would result in the removal of Adamslie Park for recreation.
- This site is within 400m walking distance of a bus stop which is served by services: 89/89B (Every 15 mins) and the less regular 88C.
- A core path is within 400m walking distance, however, would not provide any functional purpose, e.g. access to local services and would mainly be used for leisure.
- This site is not within walking distance of Kirkintilloch town centre and associated facilities therefore this site may increase the need to travel however, the bus links available may mitigate against this.
- The majority of the site is within a site of Potentially Contaminated Land - potential for elevated soil gas on site, associated with a former landfill site

**Proposed Mitigation Measures / Suggested Alterations:**

- Design of any development to protect and enhance the Antonine Wall World Heritage Site Buffer Zone
- Onsite open space and play space required
- Include pedestrian and cycling access into Rob Roy Gardens which can reduce the distance to National Cycle Route 754 (Forth and Clyde Canal) and onward active journey to Kirkintilloch town centre.
- If a link was made, it would be within 250m walking distance of National Cycle Route 754 (Forth and Clyde Canal) which is a high quality green active travel link to Kirkintilloch town centre.
- Ensure biodiversity enhancements through landscaping e.g. native species planting including trees, hedgerows and meadow.
- Ground investigations required to assess and remediate any contamination identified.

Site: 5.H4 East of Aldessan House, Clachan of Campsie (6.53)

### Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
+	-	- / ?	X	-	-	-	-	-

**SEA commentary:**

- The site is within a Local Landscape Area and development of this site could alter the settlement pattern.
- The western half of the site is contained within a Conservation Area.
- A medium risk of flooding has been identified throughout parts of the west of the site.
- The bus stop on the boundary of this site is served by service X85 (half hourly), and less regular services 801, 803 and 88C.
- There are various core paths within close access to this site.
- Given the location of this site and its remote setting from local centres and amenities, it is likely this site will increase the need to travel; however the bus links may mitigate against this.
- Area of grassland (unknown quality) and scattered mature trees and scrub. Potential for foraging and commuting bats.

**Proposed Mitigation Measures / Suggested Alterations:**

- Flood risk assessment is required to determine the developable extent of the site
- Protection and enhancement of the existing core path
- Retain any boundary features and mature trees
- Ensure biodiversity enhancements are included within layout design and landscaping

Site: Watshod Farm, Milton of Campsie

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
? / +	X	X	X	? / -	X	- / --	- / --	-

**SEA commentary:**

- The site is situated within the greenbelt and the Campsie Local Landscape Area.
- The site is within close proximity to a Core Path, giving opportunities to connect to Birdston and Milton of Campsie
- The site is removed from any centre and associated facilities; as the nearest bus stop is over 2200m walking distance (30 mins walking time), it is expected that the site will greatly increase the need to travel with a strong emphasis on private vehicular travel.

**Proposed Mitigation Measures / Suggested Alterations:**

- Development subject to conditions of planning consent TP/ED/17/0199
- Create link to nearby Core Path which can provide the most direct route to Milton of Campsie and the public transport network.

Site: 4.H2 Blackthorn Grove, Lenzie (6.32)

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
+	X	-	X	X	X	X	-	-

**SEA commentary:**

- The proposal site is in close proximity to the Lenzie Moss Local Nature Reserve which along with the playing fields adjacent provides a strong defensible green belt boundary for the site and settlement as a whole.
- The site has easy access to the core path around Lenzie Moss LNR with direct access to Lenzie Town Centre.
- Due to the potential flooding issues for the site as a result of Lenzie Moss the possibility is high for the site and its potential development to impact on the hydrology of the Local Nature Reserve and its biodiversity value.
- The site is out with the designated Flood Risk Area however, is locally known for point source flooding from Lenzie Moss, Local Nature Reserve to the South of the proposal site.
- Development of the site would require the demolition of existing structures.
- The site currently has access to adjacent playing fields for local communities which allows residents to have access to open space and recreational facilities.
- This site is within 400m walking distance of a bus stop which is served by the 178 service (hourly). Other stops which are over 600m walking distance away are served by more regular services 88/88A (every 15 mins).



**Proposed Mitigation Measures / Suggested Alterations:**

- Sustainable construction techniques, methods and materials should all be used to ensure no adverse environmental impacts on the nature reserve occur as a result of the proposed development.
- Additional studies and assessments should be carried out regarding the flood risk management and drainage requirements for the proposal site.
- This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of drainage, paths and road network connections. A waste management plan should also be produced in order to manage the construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise).
- Ensure appropriate access to the adjacent sports pitch.
- If a link is created, the site will have good access to core paths on Lenzie Moss, which can provide a direct walking and cycling link to Lenzie station.

Site: 4.H16 Lairdsland School, Kirkintilloch (6.43)

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
X	-	X	X	X	X	X	X	-

**SEA commentary:**

- The proposal site is within a designated Conservation Area.
- The development of this site would require the demolition of the existing school building.
- This site is within 400m walking distance of a bus stop which is served by 88/88A/88C (every 15 mins), X85 (half-hourly), X87 (half-hourly) 89/89B (every 15 mins), 84/84B (hourly), 178 (hourly), 72 (hourly), 247 (hourly), 47A (hourly).
- This site is on the boundary of Kirkintilloch town centre with associated facilities.
- This site is within 5 minutes walking distance of National Cycle Route 754 (Forth and Clyde Canal) which is a high quality green active travel link.

**Proposed Mitigation Measures / Suggested Alterations:**

- Any development should be in line with the Council's policy and the proposal should enhance the setting of the Conservation Area through appropriate landscaping and design.
- This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed housing development in terms of drainage, paths and utilities.

## Environmental Report

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- Due to the fact that an existing structure will be required to be demolished to develop this site for housing purposes, a waste management plan may also be required in order to manage the construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise) as a result of the adjacent residential areas.
- Swift bricks and bat boxes should be provided on new buildings
- Landscaping should include native species planting

Site: 5.H5 Lennox Castle Hospital (remaining phases), Lennoxtown (6.56)

### Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
-	- / ?	- / ?	+ / ?	--	- / ?	--	--	-- / ?

#### Assessment Summary:

The following constraints exist on this allocated housing site:

- The eastern part in the area shown at flood risk in the SEPA flood map. This includes fluvial flood risk from the Glazert Water in the north east of the site, surface water food risk in the centre and east and a smaller area of surface water flood risk in the west of the site.

Other Constraints:

- The site is not within 400m of a bus stop with a regular service.
- There is native woodland on north-east and southern edges of the site which should be protected and enhanced.
- Potential contamination from former hospital use

### Additional SEA commentary:

- The majority of the site is within an area of potentially contaminated land.
- The site is directly adjacent to Glazert Woods open space to the north and east of the site and is also protected by TPO. As well as the areas of native woodland, the site also has a large quantity of tree lines and mature trees (mainly in the west).
- The entire site is also within the Lennox Castle Hospital locally important Garden and Designed Landscape.
- Despite the access to bus services on the A891 (half hourly) and accessibility to the core path network the development of this scale in this location would significantly increase the need to travel with a particular emphasis on unsustainable methods of transport due to the distance from Lennoxtown centre (approximately 2km from site using core paths) and other settlements, local services and amenities, employment centres and rail connection.

### Proposed Mitigation Measures / Suggested Alterations:

- Flood risk assessment is required to ascertain the developable extent of the site in relation to the fluvial risk from the Glazert Water
- Establish viability of connecting to sewer to ensure capacity is not an issue.
- Protect and enhance good quality trees and woodland on or adjacent to the site, in particular native woodland which is an LBAP priority habitat
- Evaluate and protect mature trees / woodland of value.
- Protect, enhance and or expand the LNCS and green network to the north and west,
- New and enhanced connections to the National Cycle Route 755 (Strathkelvin Railway Path), the strategic green network access link of the Strathkelvin Way, protect the core path north west of the site.
- On site open space and play space required.
- Conserve and enhance the special qualities of the Glazert Valley Local Landscape Area, landscape character and the landscape setting of the settlement.
- Enhancements to locally important Garden and Design Landscape
- Ground investigations
- Archaeological evaluation has been carried out within the site, however further archaeological work may be required.

Site: St Mungo Street, Bishopbriggs

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
? / -	X	X	? / -	X	X	+	+	X

**SEA commentary:**

- The site is entirely within an area of potentially contaminated land (St Mungo Street)
- The site is within 400m walking distance of bus stops with frequent services and within 5 minutes walk from Bishopbriggs rail station and town centre with associated facilities and amenities.
- Adjacent to the railway line; the development could be impacted by noise pollution.

**Proposed Mitigation Measures / Suggested Alterations:**

- Development subject to conditions of planning consent TP?ED?17/0717
- Investigate and remediate any contamination identified.

Site: 3.H6 Crofthead, Bishopbriggs (LDP88)

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
X	X	? / -	0 / +	0 / +	? / -	-	? / -	0 / +

**SEA commentary:**

It is anticipated that development on this proposal site will have neutral environmental impacts with the potential for minor positive impacts as it will provide an opportunity to develop brownfield land without any major impact on landscape character and value. The Works to the north of the site will also provide an appropriate boundary for the development site and the woodland planting south of the site around Crofthead Cottage will limit landscape impacts. However, with any developments the existing field boundaries and woodland trees should be retained or replaced as a green network asset in line with Scottish Forestry Policy.

There is currently no risk of flooding at this proposal site; however there is the potential for development to impact on drainage with potential impacts to the A803 which runs adjacent to the site. The site also borders Cadder LNCS, and whilst it is unlikely that the development would impact on this natural designation due to the scale of the site, further investigation will be required to determine the nature of species on the site, reduce impacts to habitat connectivity and management of existing woodland.

The site is within 5 minute walk of bus stop and within 15 minute walk of the shops at Strathkelvin Retail Park but more than 30 minutes from Town Centre and nearest railway station. Therefore likely to contribute towards car based commuting.

**Proposed Mitigation Measures / Suggested Alterations:**

- Evaluate and mitigate (if necessary) any contamination.
- Provide a robust landscaping scheme to enhance the Cadder LNCS boundary; access to the LNCS; and provide a suitable buffer to Cadder Cottage and the Marely Eternit Works.
- Design should take account of the setting and outstanding universal value of the Antonine Wall World Heritage Site.
- Provide suitable junctions and safe access to and from Kirkintilloch Road.
- Evaluate and mitigate (if necessary) any noise impact from the neighbouring Marley Eternit Works facility to ensure its operations are not compromised.



## **Appendix H: SEA Site Assessments for Business and Employment Sites**

Note: Only vacant or partially vacant sites have been assessed as they present the business development opportunities within the life of the Plan. The site assessments have been integrated into the relevant Community Area Cumulative Assessment.

Site: Garscadden Depot, Bearsden (2.BE2)

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
-	--/?	-/?	?	X	?/-	-	-	?/-

**SEA commentary:**

- Redevelopment of the site has the potential to provide an opportunity to remediate and enhance an area of potentially contaminated land (Garscadden Depot) given former uses.
- Potential significant detrimental impact on the Antonine Wall World Heritage Site Buffer Zone (entire site is within the existing Buffer Zone) and Castlehill Roman Fort significant archaeological site is in close proximity.
- Despite access to bus service within 400m from the centre of the proposal site, due to the remote nature of the site from the town centre and facilities, dependant on the proposed uses redevelopment is likely to increase private vehicular travel to and from the site, particularly during peak times and is unlikely to improve active travel participation. This can have adverse impacts on greenhouse gas emissions while also affecting the local community and air quality levels, particularly given the Bearsden Air Quality Management Area which is located along the A810 which will be used by vehicles to access the site from Bearsden.

- Mature trees and vegetation throughout the site. Native woodland along the eastern boundary.
- The site is within a Local Landscape Area.
- Surface water flooding risk along Garscadden Burn which runs along the eastern boundary.

**Proposed Mitigation Measures / Suggested Alterations:**

- Investigate and remediate any contamination identified.
- Flood risk and drainage assessments required.
- Protect and enhance good quality trees and native woodland on or adjacent to the site.
- Protect the setting of the Antonine Wall World Heritage Site.
- Any existing structures within the site boundary should be assessed for potential redevelopment as part of any proposals.

Site: Badenheath, Twechar (8.BE1)

### Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
--	X	--	+ / ?	--	-- / ?	--	--	-- / ?

#### Assessment Summary:

The site is unsuitable for development for the following reasons:

- Isolated development within the greenbelt
- The western half of the site is located within a flood risk area (fluvial) and there are also areas throughout the site at high / medium risk of surface water flooding (north-west, southern boundary and to the east).

- The northern part of the site is covered by a LNCS designation (Waterside Flood Pool & Barbeth Pool) and the eastern boundary of the site is encompassed by the Luggie Water LNCS. These designated area and habitats are also part of the wider green network.

### Other significant constraints:

- Public Transport (bus, rail) beyond 400m walk via safe, well-lit, safe and all weather routes
- Limited access to community facilities
- Limited access to town centre

### Additional SEA commentary:

- Small area of potentially contaminated land in the centre of the site.
- The site is beyond 400m walking distance from bus stops. The site is also beyond reasonable walking distance of Westfield and Moodiesburn centres with associated amenities and services. Therefore, given the poor access to public transport, poor active travel links and the scale of proposal, development of this site is likely to significantly increase private vehicular travel with significant adverse impacts on local air quality and related transport emissions.
- Best practice mitigation techniques should always be applied where wild animals are found. This can include covering excavations, timing of works through the year and the day, directional lighting, and pollution control. However, mitigation plans, outlining site-specific and targeted mitigation techniques, should be designed based on the findings of the detailed protected species surveys

### **Proposed Mitigation Measures / Suggested Alterations:**

- Meet flood risk and drainage policy and flood risk assessment, in particular due to adjacent Luggie Water, and protect/enhance watercourse morphology. Establish viability of connecting to sewer to ensure capacity is not an issue.
- Protect and enhance the Luggie Water and other nearby Local Nature Conservation Sites; Preliminary Ecological Appraisal, Protected Species surveys and mitigation plan required.
- Landscaping Plan to address: robust landscape framework with high quality functional open space; screening from the motorway; green network opportunity to enhance Luggie Water and wetland habitat; retain and enhance existing mature trees/ hedges that contribute to landscape character.

## Environmental Report

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- To protect and conserve the setting and site of Mollins Roman Fort Scheduled Monument to south and archaeological evaluation.
- Create active travel and recreational access links.
- Ground investigation, in particular due to size of site and agricultural buildings.
- Noise impact assessment, in particular due to adjacent business and motorway.
- Any existing structures within the site boundary should be assessed for potential redevelopment as part of any proposals.

Site: Bishopbriggs Industrial Estate, Bishopbriggs (3.BE2)

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
+	X	X	+ / ?	X	X	0 / +	0 / +	0 / -

**Assessment Summary:**

SEA commentary:

- The vacant area of the site runs to the north of Huntershill Way.
- The site is approximately 200m walking distance from bus stops on Auchinairn Road. The site is also within walking distance of Bishopbriggs town centre and associated amenities and services. Therefore, the site can be accessed by public transport and active travel links. This has the potential to reduce private vehicular travel with significant adverse impacts on local air quality and related transport emissions.

- The development of this site would result in the loss of Open Space.
- The site is situated within an extensive area of potentially contaminated land. The presence and extent of the contaminated land could present negative impacts to the surrounding area without appropriate mitigation. However the development of the site may be an opportunity to remediate any contamination.
- Best practice mitigation techniques should always be applied where wild animals are found. This can include covering excavations, timing of works through the year and the day, directional lighting, and pollution control. However, mitigation plans, outlining site-specific and targeted mitigation techniques, should be designed based on the findings of the detailed protected species surveys

### **Proposed Mitigation Measures / Suggested Alterations:**

- Establish viability of connecting to sewer to ensure capacity is not an issue.
- Investigate and remediate, where appropriate, any potential contamination identified and ground conditions.
- Any existing structures within the site boundary should be assessed for potential redevelopment as part of any proposals.
- A waste management plan should be produced in order to manage the significant demolition and construction waste as a result of development of the site and avoid or mitigate the effects on the surrounding area and population in relation to noise and dust.



Site: Huntershill Village, Bishopbriggs (3.BE5)

### Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
+	X	X	+ / ?	X	X	0 / +	0 / +	0 / -

**Assessment Summary:**

SEA commentary:

- The vacant area of the site runs to the north of Huntershill Way.
- The site is approximately 200m walking distance from bus stops on Auchinairn Road. The site is also within walking distance of Bishopbriggs town centre and associated amenities and services. Therefore, the site can be accessed by public transport and active travel links. This has the potential to reduce private vehicular travel with significant adverse impacts on local air quality and related transport emissions.

- The development of this site would result in the loss of Open Space.
- The site is situated within an extensive area of potentially contaminated land. The presence and extent of the contaminated land could present negative impacts to the surrounding area without appropriate mitigation. However the development of the site may be an opportunity to remediate any contamination.
- Best practice mitigation techniques should always be applied where wild animals are found. This can include covering excavations, timing of works through the year and the day, directional lighting, and pollution control. However, mitigation plans, outlining site-specific and targeted mitigation techniques, should be designed based on the findings of the detailed protected species surveys

### **Proposed Mitigation Measures / Suggested Alterations:**

- Establish viability of connecting to sewer to ensure capacity is not an issue.
- Investigate and remediate, where appropriate, any potential contamination identified and ground conditions.
- Any existing structures within the site boundary should be assessed for potential redevelopment as part of any proposals.
- A waste management plan should be produced in order to manage the significant demolition and construction waste as a result of development of the site and avoid or mitigate the effects on the surrounding area and population in relation to noise and dust

Site: Low Moss Industrial Estate, Bishopbriggs (3.BE6)

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
+	X	-	0 / ?	?	X	-	-	? / 0

**Assessment Summary:**

SEA commentary:

- The vacant area of the site is contained within the wider site boundary and would provide an opportunity for local employment
- The site is well-positioned to bus stops on Kirkintilloch Road with regular services to Bishopbriggs town centre including services and facilities located here and access to Bishopbriggs railway station, as well as options to use active travel links. However the site is out with walking distance from Bishopbriggs town centre; this has the potential

to reduce private vehicular travel with significant adverse impacts on local air quality and related transport emissions. This is particularly important given the AQMA designation in Bishopbriggs Cross.

- The site is situated within an extensive area of potentially contaminated land. The presence and extent of the contaminated land could present negative impacts to the surrounding area without appropriate mitigation in light of its previous use for engineering and manufacturing processes. However this could present an opportunity for remediation.
- The development of this site has the potential to result in a negative impact on the TPO and Low Moss LNCS designation adjacent to the site, although the effects are likely to be uncertain at this stage until details of the proposal is known.
- The presence of peat within adjacent Low Moss LNCS has the potential to be negatively impacted by the development of this site without appropriate mitigation.

### **Proposed Mitigation Measures / Suggested Alterations:**

- Establish viability of connecting to sewer to ensure capacity is not an issue.
- Species surveys, including Protected Species
- Investigate and remediate, where appropriate, any potential contamination identified and ground conditions.
- Any existing structures within the site boundary should be assessed for potential redevelopment as part of any proposals.
- Evaluate, avoid, mitigate or offset impacts on high biodiversity interest, Local Nature Conservation Site, woodland habitat and enhance green network, including natural open space.
- A waste management plan should be produced in order to manage the significant demolition and construction waste as a result of development of the site and avoid or mitigate the effects on the surrounding area and population in relation to noise and dust
- Best practice mitigation techniques should always be applied where wild animals are found. This can include covering excavations, timing of works through the year and the day, directional lighting, and pollution control. However, mitigation plans, outlining site-specific and targeted mitigation techniques, should be designed based on the findings of the detailed protected species surveys.
- Full Air Quality Impact Assessment required

Site: Westerhill Business Park, Bishopbriggs (3.BE8)

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
--	X	--	--/?	-	-/?	--	--	--

Assessment Summary:

The site is a significant development and is therefore strategic in scale.

Westerhill Business Park is made up of a number of sites and adjacent sites in Westerhill need to form part of a masterplan, including those proposed for housing. This should address the following constraints on the site:

- Site is safeguarded for business and employment
- SEPA flood map identifies areas at high/medium risk of surface water flooding
- High Moss LNCS in western part of site south of Westerhill Road, with native woodland (partly designated as a TPO)
- High biodiversity value as the area consists of a mosaic of priority LBAP habitats, including peatland and raised bog with carbon rich soils.

### Additional SEA commentary:

- Development in this location would result in the loss of valuable open space adversely impacting the green network and habitat link on site and between Low Moss LNCS.
- Access to bus stop on Westerhill Road with frequent service. Despite this, development in this location and of such a scale is likely to significantly increase private vehicular travel in the local area impacting on air quality and emissions levels given the distance from the town centre, local amenities and services and Bishopbriggs rail station.
- Two of the sites located north of Westerhill Road have a high/medium surface water flood risk along the northern edge of the site. They are also made up of mostly marshy grassland LBAP habitat with Juncus, Valarian, Ragwort and marsh thistle and is directly south and in close proximity to the Low Moss Plantation LNCS, providing an important buffer with Tree Preservation Order.
- The sites are adjacent to or encompass areas of potentially contaminated land.
- Potential impact on the hydrology of the Low Moss Plantation and disturbance of peat in development of the site.

### Proposed Mitigation Measures / Suggested Alterations:

- Masterplan for this and other sites in Westerhill area
- Provide business/ industry and commercial uses on at least a half of the developable area of the site, as well as residential
- Flood risk assessment, due to localised surface water flood risk
- Conserve and enhance High Moss LNCS, mainline railway line LNCS, TPO and strategic green network habitat link, including native woodland and investigate peat and high carbon rich soils. Development on the raised bog area is to be avoided. A large buffer is to be provided to the south of the site to protect the habitat link of the mainline railway, which would exclude the cyclepath/ footpath.
- Survey work to assess the biodiversity on site.
- Investigate and remediate, where appropriate, any potential contamination identified and ground conditions.
- Landscape framework/ plan which addresses sensitive southern edge along railway, western edge with LNCS and eastern edge along Westerhill Road. Include native species and green infrastructure on site which provides habitat links to the LNCSs and green network in the west of the site and south of the site.
- Significant archaeological find of a log boat near the site. Past archaeological evaluation within this site. Further archaeological investigation may be required.
- Create footpath link to bus stops on Westerhill Road and Bishopbriggs town centre and railway station

## Environmental Report

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- Full Air Quality Impact Assessment required
- Ground investigation required
- Noise Impact Assessment
- On site open space and play space required.

Site: Westerhill Industrial Estate 3.BE8 extract (North-east part of 3.BE8 with no housing proposal)

### Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
--	X	--	--/?	-	-/?	--	--	--

#### Assessment Summary:

The site is a significant development and is therefore strategic in scale.

Westerhill Business Park is made up of a number of sites and adjacent sites in Westerhill need to form part of a masterplan, including those proposed for housing. This should address the following constraints on the site:

- Site is safeguarded for business and employment
- SEPA flood map identifies areas at high/medium risk of surface water flooding
- High Moss LNCS south of Westerhill Road, with native woodland (partly designated as a TPO) as well as Cadder Yard LNCS south of the site (within the vicinity)



- High biodiversity value as the area consists of a mosaic of priority LBAP habitats, including peatland and raised bog with carbon rich soils.

### Additional SEA commentary:

- Development in this location would result in the loss of valuable open space adversely impacting the green network and habitat link on site and between Low Moss & Cadder Yard LNCS.
- Access to bus stop on Westerhill Road with frequent service. Despite this, development in this location and of such a scale is likely to significantly increase private vehicular travel in the local area impacting on air quality and emissions levels given the distance from the town centre, local amenities and services and Bishopbriggs rail station.
- As the site is in close proximity to the Low Moss Plantation LNCS and Cadder Yard LNCS this can provide an important buffer with Tree Preservation Order.
- Potential impact on the hydrology of the Low Moss Plantation and disturbance of peat in development of the site due to the identification of peat land adjacent to the site to the north
- The site is adjacent to an area of potentially contaminated land (Westerhill Road Business Park (Norwich Union))

### Proposed Mitigation Measures / Suggested Alterations:

- Masterplan for this and other sites in Westerhill area
- Provide business/ industry and commercial uses on at least a half of the developable area of the site, as well as residential
- Flood risk assessment, due to localised surface water flood risk
- Conserve and enhance High Moss LNCS, mainline railway line LNCS, TPO and strategic green network habitat link, including native woodland and investigate peat and high carbon rich soils within the wider development of the business park.
- Investigate and remediate, where appropriate, any potential contamination identified and ground conditions.
- Survey work to assess the biodiversity on site.
- Landscape framework/ plan which addresses sensitive southern edge along railway, and the interaction with the LNCS sites within the vicinity. Include native species and green infrastructure on site which provides habitat links to the LNCSs and green network in the west of the site and south of the site.
- Significant archaeological find of a log boat near the site. Past archaeological evaluation within this site. Further archaeological investigation may be required.
- Create footpath link to bus stops on Westerhill Road and Bishopbriggs town centre and railway station

## Environmental Report

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- Full Air Quality Impact Assessment required
- Ground investigation required
- Noise Impact Assessment
- On site open space and play space required.

Site: Milton Road, Kirkintilloch (4.BE6)

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
+	X	- / --	+ / ?	X	? / -	? / -	-	? / 0

**Assessment Summary:**

SEA commentary:

- The vacant area of the site is contained within a wider area of potential business development as part of the Kirkintilloch North Business Gateway.
- The site is within close proximity to the River Kelvin to the north and is adjacent to the Luggie Water LNCS. Springfield Marsh LNCS is also located in close proximity to the site to the north. These designated area and habitats are also part of the wider green network.

- The entire site is located within a medium flood risk area (fluvial) and there are also areas throughout the site at high / medium risk of surface water flooding.
- The site is well-positioned to bus stops on Milton Road giving access to services and facilities located here and as well as options to use active travel links. However the site is out with walking distance from Kirkintilloch town centre; this has the potential to reduce private vehicular travel with significant adverse impacts on local air quality and related transport emissions.
- The site is situated within an extensive area of potentially contaminated land (Kelvinside Factory). The presence and extent of the contaminated land could present negative impacts to the surrounding area without appropriate mitigation in light of its previous use for engineering and manufacturing processes. However this could present an opportunity for remediation.

### **Proposed Mitigation Measures / Suggested Alterations:**

- Investigate and remediate, where appropriate, any potential contamination identified and ground conditions.
- Species surveys, including Protected Species
- Evaluate, avoid, mitigate or offset impacts on high biodiversity interest, Local Nature Conservation Site, woodland habitat and enhance green network, including natural open space.
- Flood risk assessment is required to determine the flooding risk in relation to the proximity to the River Kelvin, investigate presence of culverts and ascertain the developable extent of the area and also establish viability of connecting to sewer to ensure capacity is not an issue.
- Engage with SEPA and the Council's Flood Risk Engineer to get a better understanding of the proposed site and what impact development may have from a flooding and drainage perspective.
- Full Air Quality Impact Assessment required

Site: Kirkintilloch Industrial Estate East, Kirkintilloch (4.BE5)

### Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
+	X	- / --	+ / ?	X	? / -	? / -	-	? / 0

**Assessment Summary:**

SEA commentary:

- The vacant area of the site is contained within a wider area of potential business development as part of the Kirkintilloch North Business Gateway.
- The site is within close proximity to the River Kelvin to the north, the Luggie Water LNCS to the west and Springfield Marsh LNCS to the north. These designated area and habitats are also part of the wider green network.

- The entire site is located within a medium flood risk area (fluvial) and there are also areas throughout the site at high / medium risk of surface water flooding.
- The site is well-positioned to bus stops on Milton Road giving access to services and facilities located here and as well as options to use active travel links. However the site is out with walking distance from Kirkintilloch town centre; this has the potential to reduce private vehicular travel with significant adverse impacts on local air quality and related transport emissions.
- The site is situated within an extensive area of potentially contaminated land (Kelvinside Factory). The presence and extent of the contaminated land could present negative impacts to the surrounding area without appropriate mitigation in light of its previous use for engineering and manufacturing processes. However this could present an opportunity for remediation.

### **Proposed Mitigation Measures / Suggested Alterations:**

- Investigate and remediate, where appropriate, any potential contamination identified and ground conditions.
- Any existing structures within the site boundary should be assessed for potential redevelopment as part of any proposals.
- Evaluate, avoid, mitigate or offset impacts on high biodiversity interest, Local Nature Conservation Site, woodland habitat and enhance green network, including natural open space.
- A waste management plan should be produced in order to manage the significant demolition and construction waste as a result of development of the site and avoid or mitigate the effects on the surrounding area and population in relation to noise and dust.
- Flood risk assessment is required to determine the flooding risk in relation to the proximity to the River Kelvin, investigate presence of culverts and ascertain the developable extent of the area and also establish viability of connecting to sewer to ensure capacity is not an issue.
- Engage with SEPA and the Council's Flood Risk Engineer to get a better understanding of the proposed site and what impact development may have from a flooding and drainage perspective.
- Full Air Quality Impact Assessment required

Site: Woodilee Industrial Estate (Kirkintilloch Gateway), Kirkintilloch (4.BE11)

Strategic Environmental Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
0	X	- / ?	+ / ?	--	- / ?	--	-- / ?	-- / ?

**Assessment Summary:**

This site has the potential for development, subject to a mixed use masterplanned approach with adjacent sites and subject to further investigation of the following constraints:

- Potential contamination
- Compatibility of housing with surrounding business uses

The Westerhill Regeneration Area will be subject to a Masterplanning process and an individual SEA will be carried out on the entire area to encompass all proposed mixed uses.

**Additional SEA commentary:**

- Proposal site currently designated for economic development purposes.
- Proposed development of the site will ensure the redevelopment of brownfield land and also has the potential to provide an opportunity for contaminated land (Former Loch Road Gas Works) remediation and / or enhancement.
- Locally known flooding issues on site and minor water course (Bothlin Burn) within the north-west of the site. Small sections of the site are also at high and / or medium risk of surface water flooding. Culverted burn on site.
- Development of the site has the potential to require significant new infrastructure provision, including drainage, path and road networks. The site will also have significant demolition of current structures from previous uses and resulting waste arisings.
- The site is in close proximity to an hourly bus service on Woodilee Road. The site is unlikely to encourage active travel participation given the distance from the site to town centre, local amenities and services. Therefore, given the poor public transport provision and walking access to the town centre, development of this scale in this location is likely to significantly increase the reliance on private vehicles for travelling to and from the site, adversely impacting on local air quality levels and related transport emissions.
- A large proportion of the site is currently native woodland which would be significantly impacted and / or removed through the proposed development. This area along with the whole western and south-western edges of the site are also part of the wider green network.

### **Proposed Mitigation Measures / Suggested Alterations:**

- Investigate and remediate, where appropriate, any potential contamination identified and ground conditions.
- Flood risk assessment is required to determine the flooding risk in relation to the proximity to the Bothlin Burn, investigate presence of culverts and ascertain the developable extent of the area and also establish viability of connecting to sewer to ensure capacity is not an issue.
- Engage with SEPA and the Council's Flood Risk Engineer to get a better understanding of the proposed site and what impact development may have from a flooding and drainage perspective.
- Potential for green network enhancement through wetland and woodland creation and open space enhancements.
- Conserve and enhance native woodland and other mature trees within the proposal area.
- A waste management plan should be produced in order to manage the significant demolition and construction waste as a result of development of the site and avoid or mitigate the effects on the surrounding area and population in relation to noise and dust





Appendix I: LDP1 Site Assessments (carried forward)

ASSESSMENT TABLE KEY	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

SEA Environmental Factors (Annex 1) Site Number & Name	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
6.39 Fauldhead / Chryston Road North	--	X	-	?	--	--	0	0 / -	-
Potential Mitigation:	<p><b>Population and Human Health; Landscape and Material Assets</b> – The proposal site is entirely a greenfield location to the south of Kirkintilloch. Development of the proposal site would have a significant effect of the landscape character and settlement pattern and result in the loss of a significant area of open space. The southern part of the site merits retention for providing a key rural view, framing the Campsie Fells, from the Chryston road westbound. The large site is notable for its position, locally steep slopes, and key features of the copse and lochan. These provide a distinctive, valuable landscape setting for Waterside and Duntiblae, and will do so for the new housing immediately west of the site</p>								

(site preparation underway). The need to retain the integrity of the green belt function is incompatible with such a large capacity housing proposal with the potential risk of coalescence with Waterside requiring more than just the incised valley to remain undeveloped and conserved.

**Biodiversity, Flora and Fauna** – The development site lies adjacent to the Luggie Water Important Wildlife Corridor to the south east, with another Important Wildlife Corridor running along the railway line to the immediate south. This opens up a network by which wildlife may travel easily across the wider landscape, increasing the likelihood of important wildlife to be within the vicinity of the Study Area. The Luggie Water Important Wildlife corridor which is of high ecological value for its incised valley which has allowed it to remain partly wooded. The Luggie Wildlife Corridor has been recommended by SNH for protection from development and the Wildlife Corridor should be enhanced as the site could potentially be enhanced into Local Nature Conservation Site status. This is partly due to the site being an important breeding site for amphibians recognised through the Dunbartonshire Biodiversity Action Plan. Care should be taken to preserve the integrity of this feature and to prevent fragmentation from occurring across the landscape as a whole. This may be achieved by allowing an appropriate buffer to be retained, and where possible enhanced, along the banks of the Luggie Water and along the railway line in order to prevent these habitats becoming disturbed to the point where they will no longer afford any value for nature.

There is a large pond edged by broad-leaved trees within the site and these habitat types usually offer more value to local wildlife. Although, this pond is likely to be of low ecological value further survey work will be required in order to rule out suitability for great crested newt.

It is recommended that the mature oak and sycamore plantation situated within the site should be retained owing to the increased ecological value associated with trees of this type

Species surveys prior to development are required for reptile, otter, water vole, badger, bat, nesting bird and great crested newt. Appropriate mitigation plans should be produced as required following the outcome of these surveys.

Habitats found to provide shelter or other important features for protected species should be retained, where possible, alongside any proposed development. This may include habitats which form important commuting corridors for species, such as hedgerows used by bats and birds, or areas offering good foraging habitat for species such as badgers. It is recommended that the mature oak and sycamore plantation situated within this improved grassland should be retained owing to the increased ecological value associated with trees of this type.

The presence of otter and/or water vole may result in a need for areas surrounding running water to be retained and improved in order that no disturbance is caused to these species; care should be taken to ensure that habitats of these

	<p>species are not fragmented by development. Species such as badger should not be cut-off from the wider environment or affected by barriers such as roads, which have potential for causing death or injury to these animals while they are commuting across their wider range.</p> <p>Best practice mitigation techniques should always be applied where wild animals are found. This can include covering excavations, timing of works through the year and the day, directional lighting, and pollution control. However, mitigation plans, outlining site-specific and targeted mitigation techniques, should be designed based on the findings of the detailed protected species surveys.</p> <p>Prior to any development, Japanese Knotweed located within the Study Area should be subject to suitable control measures. It may be necessary to remove the stands and rhizomes of this species to permit development and prevent spread. At a minimum, suitable buffer distances may apply, limiting development in that location. When dealing with invasive non-native species, specialist advice should be sought before designs are finalised.</p> <p><b>Water Quality &amp; Climatic Factors</b> – The Luggie Water runs through the proposal site area and the designated Flood Risk Area encompasses this water body running through the proposed area. Additional information is required in terms of the intended developable area and protection for water resources. Additional studies and assessments should be carried out regarding the flood risk management and drainage requirements for the proposal site.</p> <p><b>Material Assets</b> – The proximity of the proposal site to the Gartshore Colliery and the possibility of mine shafts should be taken into consideration. Further investigation and additional assessment should be carried out in this regard.</p>
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## Environmental Report

SEA Environmental Factors (Annex 1) Site Number & Name	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
6.5 Craighton Road, Milngavie	--	X	-	X	--	X	+	+ / -	-
<p><b>Potential Mitigation:</b></p>	<p><b>Population and Human Health</b> – The proposed development would result in the loss of a section of Clober Golf Course and valuable open / recreational space. In order to mitigate the effects of this for the local residents, the design and layout of the proposed development should incorporate areas of open space and include appropriate landscaping and links into the wider countryside. An area of open space should be retained along Craighton Road which would ensure the conservation of the green network connectivity between central Milngavie and the countryside.</p> <p><b>Biodiversity, Flora and Fauna and Climatic Factors</b> – The boundary of the proposal site along Craighton Road is encompassed by an Important Wildlife Corridor. The site hosts mature parkland and trees. Through appropriate siting and design of the proposal site and by evaluating the trees for potential conservation of protected species and providing appropriate landscaping within the developable area for habitats and species connectivity the effects on biodiversity may be avoided or mitigated.</p> <p><b>Landscape</b> – The proposal site is entirely within a greenfield location and would result in altering the existing settlement pattern and landscape distinctiveness. Through managing the potential capacity of the proposal site, incorporating sensitive and appropriate design techniques the impact on landscape may be mitigated. The Golf Club has a strong green belt boundary with mature tree belts and property boundary garden fencing. Mitigation would need to be included regarding the potential for a stronger, more defensible green belt boundary for the proposed new development area backing on to the newly designed golf course.</p> <p>The expansive site to the west of the development area (Golf course redesign, driving range, parking and new clubhouse.) forms a significant swathe of farmland which is important to Milngavie’s landscape setting and would impact a much larger area than Craighton Road as it would be visually appreciable from some distance, for e.g. in views from the</p>								

## Environmental Report

	<p>south of Mugdock Country Park. If the site is to be allocated for development a number of mitigation measures should be recommended for the golf course expansion area, including:</p> <ul style="list-style-type: none"> <li>- If possible, the retention of existing historic field layout, with boundaries strengthened by tree planting.</li> <li>- Enhance the habitats of the Clober Burn corridor for wildlife connectivity.</li> </ul>
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SEA Environmental Factors (Annex 1)	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
<b>6.58 Lennoxlea, Lennoxtown</b>	<b>0</b>	<b>X</b>	<b>-</b>	<b>X</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Potential Mitigation:</b>	<p><b>Biodiversity, Flora and Fauna</b> – A significant proportion of the proposal site area is within an Important Wildlife Corridor. Through appropriate design and landscaping of the proposed development the effects of this on the existing habitats and species and their connectivity could be avoided or mitigated.</p> <p><b>Landscape</b> – The proposal site is entirely within a greenfield location and would alter the existing settlement pattern. The area is also designated as a Special Landscape Area. Through appropriate low density design and integration of native planting within the landscaping of the proposed development the effects on the landscape character of the area could potentially be mitigated.</p> <p><b>Water Quality, Climatic Factors and Material Assets</b>– Development on this proposal site could potentially result in surface-water run-off and pollution of the Glazert Water due to its close proximity. The potential for water pollution through development could be mitigated through an appropriately managed site and construction techniques, avoiding any potential pollution. Appropriate surface water management measures should be adopted. FRA should be used to</p>								

## Environmental Report

	<p>inform the developable extent of the site, and by carrying out additional studies and assessments the flood risk management and drainage requirements for the proposal site could be highlighted.</p> <p><b>Air Quality and Climatic Factors</b> - Despite the access to bus services on the A891 and accessibility to the core path network the development of this proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transport due to the distance from other settlements, services, employment centres and rail connection.</p>
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SEA Environmental Factors (Annex 1)	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
<b>Site Number &amp; Name</b>									
<b>6.37 Cleddans Playing Fields, Kirkintilloch</b>	-	--	X	X	X	-	X	-	X
<b>Potential Mitigation:</b>	<p><b>Population and Human Health</b> – There is the potential that the proposal site will encroach on existing public open space in the form of playing fields which provide valuable open space provision for the local residents. Key requirements to replace outdoor sports facilities or off-site replacement provisions, where appropriate can help to reduce the negative impacts to this environmental factor. This requirement will form appropriate mitigation in terms of enhanced open space provision within the site design and a low density development.</p> <p><b>Cultural Heritage</b> - The proposal site is south of the line of the Antonine Wall World Heritage Site and completely encompassed by the designated Buffer Zone. Any proposed development could have a significant detrimental effect on this historic asset and its setting. Any proposed development should take this into consideration in line with the existing Supplementary Planning Guidance and design in relation to a low density proposal to mitigate these effects.</p>								

## Environmental Report

	<p><b>Water Quality and Climatic Factors</b> – The proposal site is close proximity to the Forth and Clyde Canal to the north of the site area. Additional studies and assessments should be carried out regarding the flood risk management and drainage requirements for the proposal site and the potential effects of development on the water body.</p>
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SEA Environmental Factors (Annex 1)	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
<b>Site Number &amp; Name</b>									
<b>6.1 Bearsden Golf Course, Bearsden</b>	-	- / --	- / ?	X	- / ?	- / ?	0	- / ?	0
<b>Potential Mitigation:</b>	<p><b>Population and Human Health; Biodiversity, Flora and Fauna, Material Assets and Landscape</b> – The proposal site is situated in a greenfield location and, although the site avoids much of the green belt area located north of the site as part of the golf course including the Club House, there is the potential that development could result in a reduction in recreation value in relation to the golf course and potential loss of holes. Mitigation within the proposal should be applied, including retaining the existing Club House and golf course facilities and replacement of any part of the golf course that will be lost to development. There are woodland habitats on and around the proposal site which are protected through the Bearsden Tree Preservation Order. Mitigation will need to be put in place regarding the protection of the woodland assets in terms of a sensitive design and reduced density. The proposal site will also need to incorporate appropriate landscaping to reduce the impact on the setting of the settlement while providing a potentially strong and defensible new green belt boundary to the west of the proposal site. Whilst there is little wildlife value identified on the proposal site, further investigation will be required to determine the impacts on wider biodiversity within the woodland and water environment in adjacent Garscadden Wood Local Nature Reserve (LNR)</p>								



	<p>(Glasgow City Council boundary), to ensure that the spatial extent and design of the proposal will not have an adverse impact on these resources.</p> <p>Additional mitigation measures should be incorporated in terms of ensuring maximum retention of and enhancement of woodland on steep lower slopes. This woodland forms a natural continuation to the key green network asset of Garscadden Wood Local Nature Reserve in Glasgow. Retention of this asset could partly offset the effective loss of informal countryside recreation in this important green wedge, especially with further consideration of a new path through the golf course from the Castle Hill area.</p> <p><b>Cultural Heritage</b> – The proposal site is unlikely to encroach or impact on sites of cultural heritage interest. However, the redesign of the golf course will encroach on the Antonine Wall World Heritage Site and Scheduled Monument and its buffer zone including Castle Hill Roman Fort. It is imperative that the design of the golf course is sensitive to this cultural heritage designation without any adverse impact on its value or setting. Minimal impact on the designation will be best achieved by restricting the expansion of the golf course so that it does not go beyond the Castlehill area in order to avoid the Roman Fort to the west, and retained within the current golf course open space north of Garscadden Wood. There is scope for the redesign of the golf course in response to potential loss of facilities and provision, such as holes, to detract from the value and setting of the Antonine Wall World Heritage Site and Scheduled Monument, particularly in the Castle Hill area. Therefore it is suggested that any designs are in line with the Antonine Wall Management Plan and a 30m boundary is retained around the Wall during any redesigns and works carried out.</p> <p><b>Water Quality and Climatic Factors</b> – Although there are currently no risks to flooding in this location (SEPA flood risk map 2015) there is the potential that development of this proposal site will impact negatively on drainage, particularly in relation to Thorn Park to the east of the site, which could impact on the flood risk potential. Flood Risk Assessments should be carried out and appropriate flood and drainage management schemes put in place to rectify impacts from development.</p>
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## Environmental Report

SEA Environmental Factors (Annex 1) Site Number & Name	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
6.4 Castlehill Farm, Bearsden	+	- / ?	-	X	-	X	X	? / -	- / +
Potential Mitigation:	<p><b>Biodiversity, Flora and Fauna, and Landscape</b> – A Local Nature Conservation Site (LNCS) is designated adjacent to the proposed development site (Castle Hill Grasslands), Tree Preservation Orders to the north of the golf course and there are existing hedges to the west and south that form a natural boundary as part of the landscape to buffer the site from both the golf course and the Antonine Wall World Heritage Site &amp; buffer zone to the west. There is the potential for minor negative impacts to both biodiversity and landscape value as a result of development. The development should not encroach on the boundary of the LNCS and further investigation should be carried out to ensure that there is no adverse effect on species, habitat connectivity and a reduction in landscape value. The existing hedges should be retained as a screen.</p> <p><b>Cultural Heritage</b> – Whilst the proposed boundary of the site will not overlap with the Antonine all World Heritage Site and Buffer Zone, the impacts to this cultural heritage designation are unknown at this stage but there is the potential that without sensitive design the housing development will detract from its value. Therefore it is important that Historic Environment Scotland is consulted on the layout and design of the proposal in order to ensure that there are no adverse impacts.</p> <p><b>Material Assets and Population and Human Health</b> – The proposal site is located within walking distance to existing sustainable transport infrastructure, a local primary school and 15-30 minutes to the local train station and town centre which means additional transport infrastructure will not be required to accommodate this site and these provisions are likely to benefit communities and encourage occupancy of the site. There is also the potential to improve accessibility to the wider environment through the introduction of a potential core path to the nearby green belt and Roman Fort for recreation and tourism benefits. This will need to consider the impacts described above for cultural heritage and adhere to the key requirements for the site. However, access to the site will be required so there is the potential for</p>								

## Environmental Report

	<p>negative impacts related to construction of access routes and relevant required infrastructure. Sustainable construction techniques, methods and materials should all be used and a waste management plan should also be produced in order to manage the construction waste produced from the site and its potential effects on the surrounding residential area (i.e. dust and noise).</p> <p><b>Climatic Factors</b> – A minor watercourse flows along the site boundary which could represent a potential flood risk. Therefore a FRA should be carried out to inform the developable extent of the site.</p>
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SEA Environmental Factors (Annex 1)	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
<b>Site Number &amp; Name</b>									
<b>6.14 18 Strathblane Road, Milngavie</b>	X	- / +	X	X	X	X	X	X	-
<b>Potential Mitigation:</b>	<p><b>Cultural Heritage</b> – The proposal site is adjacent to St Paul’s Church which is a category ‘C’ listed building which is on the southern boundary of the site area. Any development of the site has the potential to adversely impact on the setting of this listed structure. The existing structures on the site detract from the setting of the listed building at present. Mitigation in the form of an appropriate low density, well-designed and landscaped development should be produced in order to take this historical assets setting into consideration and enhance it where possible.</p> <p><b>Material Assets</b> - Potential development of the site would require the demolition of existing structures and redevelopment of the existing site into a mix of alternative uses. This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of utilities, drainage,</p>								

## Environmental Report

	paths and road network connections. A waste management plan should also be produced in order to manage the construction and demolition waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise).
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SEA Environmental Factors (Annex 1)	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
<b>Site Number &amp; Name</b> 6.40 Glasgow Road, Kirkintilloch	+	0	0	X	X	0	X	0	0
<b>Potential Mitigation:</b>	<p><b>Cultural Heritage</b> - The proposal site is on the edge of the Kirkintilloch Conservation Area, with the southern boundary of the site partly within the designated area. The proposal design should integrate appropriate and enhanced streetscape and landscaping to mitigate any adverse impacts of developing the proposal site.</p> <p><b>Biodiversity, Flora and Fauna</b> – A large proportion of the site hosts a woodland habitat. The proposal would require the removal of the trees from the site. In order to mitigate the loss of the tree resources the area should be surveyed and all trees of value should be retained and integrated within the design of the development proposal. This will enhance the biodiversity value and habitat connectivity of the proposal site.</p>								

## Environmental Report

	<p><b>Water Quality, Climatic Factors and Material Assets</b> – The proposal site is partly covered by the designated Flood Risk Area due to the proximity of the River Kelvin to the north of the site area. There are existing flood defences in the form of flood banks (River Kelvin Flood Protection Scheme) running along the northern boundary of the proposal site. Additional studies and assessments should be carried out regarding the flood risk management, drainage and infrastructure requirements for the proposal site.</p>
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SEA Environmental Factors (Annex 1)	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
<b>Site Number &amp; Name</b>									
<b>6.38 Duntiblae Road, Kirkintilloch</b>	-	X	-	?	--	?	-	-	- / ?
<b>Potential Mitigation:</b>	<p><b>Population and Human Health, Landscape and Material Assets</b> – The proposal site is a greenfield location to the south of Kirkintilloch. Development of the proposal site would have an adverse effect on the landscape character and settlement pattern and contribute to coalescence with Waterside village which is seen as a separate settlement. The site provides a distinctive, valuable landscape setting for Waterside and Duntiblae, and will do so for the new housing immediately west of the site (site preparation underway). The need to retain the integrity of the green belt function is incompatible with development on this site and with the potential risk of coalescence with Waterside requiring more than just the incised valley to remain undeveloped and conserved.</p>								

**Biodiversity, Flora and Fauna** – Environmental surveys indicate moderate biodiversity importance, although there will be a loss of a toad feeding ground area. The hawthorn hedge bounding the site should be retained as part of any development. Similarly, habitats found to provide shelter or other important features for protected species should be retained, where possible, alongside any proposed development. This may include habitats which form important commuting corridors for species, such as hedgerows used by bats and birds, or areas offering good foraging habitat for species such as badgers. Best practice mitigation techniques should always be applied where wild animals are found. This can include covering excavations, timing of works through the year and the day, directional lighting, and pollution control. However, mitigation plans, outlining site-specific and targeted mitigation techniques, should be designed based on the findings of the detailed protected species surveys.

**Water Quality and Climatic Factors** – The site is not located in a flood risk area, however there may be localised surface water flood risk associated with the water body to the south east of the site. Additional information is required regarding the developable area regarding the potential effects on this watercourse in close proximity to the site. Additional studies and assessments should also be carried out regarding the flood risk management and drainage requirements for the proposal site, including the adoption of appropriate surface water management measures.

**Air Quality** - Development of this proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transport due to the distance from other bus and train services and local amenities, including the town centre

**Material Assets** – The proximity of the proposal site to the Gartshore Colliery and the possibility of mine shafts should be taken into consideration. Further investigation and additional assessment should be carried out in this regard. The site may be served by the local Scottish Water sewer network, although capacity would require further investigation. Should connection be required, this may be constrained by the distance and elevation from network lines.

## Environmental Report

SEA Environmental Factors (Annex 1)  Site Number & Name	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
6.35 Fauldhead / Chryston Road South	--	X	-	?	--	-	0	-	- / ?
Potential Mitigation:	<p><b>Population and Human Health; Landscape and Material Assets</b> – The proposal site is entirely a greenfield location to the south of Kirkintilloch. Development of the proposal site would have a significant effect of the landscape character and settlement pattern and result in the loss of a significant area of open space. The site contributes to a key rural view, framing the Campsie Fells from the Chryston Road and railway line immediately south of the site. The site provides a distinctive, valuable landscape setting for Waterside and Duntiblae, and will do so for the new housing immediately west of the site (site preparation underway). Overall, it has a low landscape capacity for development and the need to retain the integrity of the green belt function on this prominent ridge is incompatible with such a housing proposal. Mitigation should comprise Noise Impact Assessments and relevant management to address the impact of the development in terms of its proximity to the railway line.</p> <p><b>Biodiversity, Flora and Fauna</b> – The development site lies close to the Luggie Water Important Wildlife Corridor to the north east, with another Important Wildlife Corridor running along the railway line to the immediate south. This opens up a network by which wildlife may travel easily across the wider landscape, increasing the likelihood of important wildlife to be within the vicinity of the Study Area. Care should be taken to preserve the integrity of this corridor and to prevent fragmentation from occurring across the landscape as a whole. This may be achieved by allowing an appropriate buffer to be retained, and where possible enhanced through additional woodland, along the railway line in order to prevent these habitats becoming disturbed to the point where they will no longer afford any value for nature. Habitats found to provide shelter or other important features for protected species should be retained, where possible, alongside any proposed development. This may include habitats which form important commuting corridors for species, such as hedgerows used by bats and birds, or areas offering good foraging habitat for species such as badgers.</p>								

## Environmental Report

	<p>Best practice mitigation techniques should always be applied where wild animals are found. This can include covering excavations, timing of works through the year and the day, directional lighting, and pollution control. However, mitigation plans, outlining site-specific and targeted mitigation techniques, should be designed based on the findings of the detailed protected species surveys.</p> <p><b>Water Quality and Climatic Factors</b> – The site is not located in a flood risk area, however there may be localised surface water flood risk associated with the Luggie Water to the north east of the site. Additional information is required regarding the developable area, such as a FRA, regarding the potential effects on this watercourse in close proximity to the site. Additional studies and assessments should also be carried out regarding the flood risk management and drainage requirements for the proposal site. Due to the sites elevated position, there may be potential for the incorporation of renewable energy technology, and this should be a key requirement of any future development.</p> <p><b>Material Assets</b> – The proximity of the proposal site to the Gartshore Colliery and the possibility of mine shafts should be taken into consideration. Further investigation and additional assessment should be carried out in this regard.</p>
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SEA Environmental Factors (Annex 1)	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
<b>Site Number &amp; Name</b>									
<b>6.15 Acre Valley Nursery, Torrance</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	-	-	-	-	<b>0</b>
<b>Potential Mitigation:</b>	<p><b>Landscape</b>– In general this site offers high landscape capacity for development. Minor effects on the landscape could be mitigated by retaining the boundary hedge and planting to maintain boundary setting.</p> <p><b>Water Quality, Climatic Factors and Material Assets</b> – The site is within a designated SEPA Flood Risk Area due to high risk of surface water flooding from the burn to north of site. Development would need to connect to sewer pending</p>								



## Environmental Report

	<p>investigation of capacity with Scottish Water. FRA would be required to establish necessary mitigation measures and further investigation to address the potential site access issues in terms of width of site entrance will be required.</p> <p><b>Climatic Factors</b> - The area is served by a low frequency of bus services to existing bus stop within 5 minutes' walk of site. The site is 15minutes' walk to the school and more than 30 minutes' walking distance to local centre and railway station. It is therefore likely that there will be a rise in private car usage with a corresponding rise in CO<sub>2</sub> emissions and some adverse effect on air quality.</p> <p>There is some potential for solar capture for energy generation from south facing sections of proposed site.</p>
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SEA Environmental Factors (Annex 1)	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
<b>Site Number &amp; Name</b>									
<b>6.31 Canalside (Barrhill Lodge &amp; 1 Glen Shirva Road)</b>	+	--	-	X	-	-	--	-	-
<b>Potential Mitigation:</b>	<p><b>Cultural Heritage</b> – The proposal site is on the line of the Antonine Wall World Heritage Site and completely encompassed by the designated Buffer Zone. The proposal is also in close proximity to the Forth and Clyde Canal Scheduled Monument. The proposal design should exclude the area on the line of the Antonine Wall and the Forth and Clyde Canal between Kirkintilloch and Auchinstarry (Scheduled Monument) as any proposed development could have a significant detrimental effect on these historic assets and their setting. Development within the remaining allocation area will need to follow the FRE (AW) WHS Supplementary Planning Guidance with regards to setting. Sensitive design, following the FRE(AW)WHS supplementary planning guidance, would be required and early pre-application consultation with Historic Environment Scotland is recommended.</p> <p><b>Biodiversity, Flora and Fauna</b> – The site is encompassed by an Important Wildlife Corridor which follows the path of the Forth and Clyde Canal. The proposal site also has trees protected by a Tree Preservation Order within its boundaries.</p>								

	<p>Any proposed development should enhance the wildlife corridor by integrating appropriate landscaping and native planting to reduce any impacts on habitat loss or fragmentation and undertake additional studies to evaluate the protected species affected by the proposed development and ensure their protection and conservation within the developments design.</p> <p><b>Landscape</b> – The proposal site extends north east out of the urban area into the designated green belt adjacent to the Canal. Development of this area would adversely impact on the settlement pattern and landscape character of the settlement. Mitigation measures should be implemented in order to reduce the impact of development and ensure that the design of the development is appropriate for the area through a low density design and incorporating enhanced landscaping and tree belts to provide a strong and defensible green belt boundary.</p> <p><b>Air Quality and Climatic Factors</b> – Development of the proposal site would increase the need to travel with a particular emphasis on unsustainable methods of transport due to the distance from other settlements, services, employment centres and bus and rail connection.</p> <p><b>Water Quality and Climatic Factors</b> – The proposal site is in close proximity to the Forth and Clyde Canal to the north-west of the site area. Additional studies and assessments should be carried out regarding the flood risk management requirements for the proposal site and the potential effects of development on the water body regarding water pollution through construction.</p> <p><b>Material Assets</b> – Potential development of the site would require the demolition of existing structures (Lodge and 1 Glen Shirva). This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of drainage, paths and road network connections. A waste management plan should also be produced in order to manage the potential construction waste produced from the site and its potential effects on the surrounding area (i.e. dust and noise).</p>
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## Environmental Report

SEA Environmental Factors (Annex 1)  Site Number & Name	Population & Human Health	Cultural Heritage	Biodiversity, Flora & Fauna	Soil & Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets
6.22 Kelvindale Nursery, Torrance	X	X	X	X	0	X	0	0	0 / -
<b>Potential Mitigation:</b>	<p><b>Landscape</b> – The proposal site is within a Special Landscape Area due to the proximity and location in relation to the Campsie Fells (to the north of Torrance) and the areas scenic value and landscape character. This should be considered when regarding this proposal site and mitigated by incorporating an appropriate level of landscaping to enhance the streetscape of the proposed development and enhance the setting of the adjacent recreational gardens.</p> <p><b>Material Assets</b> – This proposal will require additional assessment and studies to determine the infrastructure provision required for the proposed development in terms of drainage, paths and utilities. Due to the fact that existing structures will be required to be demolished to develop this site for housing purposes, a waste management plan may also be required in order to manage the potential construction waste produced from the site and its potential effects on the population (i.e. dust and noise) as a result of the surrounding residential area.</p>								

Appendix J: Cumulative Policy Assessment

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Environmental Factors	SEA Objectives:
Population and Human Health	1. To improve human health and community wellbeing.
Cultural Heritage	2. To protect, conserve and where appropriate enhance the historic environment.
Biodiversity, Flora and Fauna	3. To protect, enhance, create and where necessary restore biodiversity and encourage habitat connectivity.
Soil and Geology	4. To maintain or improve soil quality, prevent any further degradation of soils and conserve recognised geodiversity assets.
Landscape	5. To protect and enhance the landscape character, local distinctiveness and promote access to the wider environment.
Water Quality	6. To prevent deterioration and where possible enhance the water environment.
Air Quality	7. To prevent deterioration and where possible enhance air quality.
Climatic Factors	8. To contribute towards the reduction of Scottish greenhouse gas outputs in line with government targets.
	9. To reduce overall flood risk by ensuring new development is not at flood risk and it doesn't add to the risk elsewhere. For areas already at risk secure management measures.
Material Assets	10. To promote sustainable use of community assets, natural resources and material assets.

Preferred Options	SEA ENVIRONMENTAL FACTORS										Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors		Material Assets	
	1	2	3	4	5	6	7	8	9	10	
Policy 1	++	++	++	++	+	+	++	++	++	++	++
Policies 2 - 8	These Community Policies are not included within this assessment matrix as the related impacts are detailed within the Cumulative Site Assessment tables for each Community Area and area-wide ( <a href="#">Appendix F and K</a> )										
Policy 9	++/?	+/?	+/?	0	0/?	++/?	+/?	++	++	++/?	++/?
Policy 10	++	+	++	++/?	+	+/?	++	++	+/?	++/?	++/?
Policy 11	++	+	0	X	+	0	++/?	++/?	+	++	+ / ++ / ?
Policy 12	++/?	0	0	+	+/?	0	+	+	0	+	+/?
Policy 13	++	0	++	+	++	+/?	+	+	+	+	+
Policy 14	++	0/?	+/?	X	+	X	+	+	+/?	+/?	+/?
Policy 15	+	X	X	+	+	X	+	+/?	?	+	+/?
Policy 16	++	+/?	+/?	0	+	0	+/-	+/-	0	+	0/+
Policy 17	++	0	++	++	++	+	+	++	++	+	++
Policy 18	+	+	++/?	+/?	++/?	++	0	0	++	+	++/?
Policy 19	+	++	++	0	++	?	?	0	0	+	+/?
Policy 20	+	0	0	0	0	0/?	0	++	0	++	0/+
Policy 21	+/?	0	+/?	0/?	?	0	0	+/-	0	+	0/?
Policy 22	0	?	0	0	?	0	+	+	0	0	0
Policy 23	This Policy does not require an SEA as it is concerned with legislative and procedural compliance.										
Policy 24	++/?	+/?	++/?	?	+/?	+/?	++/?	++/?	+/?	++/?	++/?
Summary across Policies	++/?	+/?	++/?	+/?	++/?	+/?	++/?	++/?	+/?	++/?	++/?

Appendix K: Cumulative Site Assessment Area-wide

Assessment Table Key	
++	Major Positive
+	Minor Positive
0	Neutral
X	No Significant Effect
-	Minor Negative
--	Major Negative
?	Uncertain

Environmental Factors	SEA Objectives:
Population and Human Health	1. To improve human health and community wellbeing.
Cultural Heritage	2. To protect, conserve and where appropriate enhance the historic environment.
Biodiversity, Flora and Fauna	3. To protect, enhance, create and where necessary restore biodiversity and encourage habitat connectivity.
Soil and Geology	4. To maintain or improve soil quality, prevent any further degradation of soils and conserve recognised geodiversity assets.
Landscape	5. To protect and enhance the landscape character, local distinctiveness and promote access to the wider environment.
Water Quality	6. To prevent deterioration and where possible enhance the water environment.
Air Quality	7. To prevent deterioration and where possible enhance air quality.

## Environmental Report

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Environmental Factors	SEA Objectives:
Climatic Factors	<p><b>8.</b> To contribute towards the reduction of Scottish greenhouse gas outputs in line with government targets.</p> <p><b>9.</b> To reduce overall flood risk by ensuring new development is not at flood risk and it doesn't add to the risk elsewhere. For areas already at risk secure management measures.</p>
Material Assets	<p><b>10.</b> To promote sustainable use of community assets, natural resources and material assets.</p>

## Environmental Report

LDP2 Community Policies	SEA ENVIRONMENTAL FACTORS									Assessment Outcome across topics
	Population and Human Health	Cultural Heritage	Biodiversity, Flora and Fauna	Soil and Geology	Landscape	Water Quality	Air Quality	Climatic Factors	Material Assets	
Bearsden	0	--	--/?	X	-/?	-/?	-/+	--/?	-/?	--/?
Bishopbriggs	--	X	--	--/?	--	--/?	--	--/?	--/?	--/?
Kirkintilloch, Lenzie and Waterside	--	-/?	--/?	+/?	--	--/?	--	--/?	--/?	--/?
Lennoxton, Milton of Campsie, Clachan of Campsie and Haughhead	0	X	--/?	+/?	--	--/?	--	--	--/?	--/?
Milngavie	--	X	-	X	--	X	0	0	--	--
Torrance and Baldernock	0	-/?	-	X	--	0	--	--	0/?	--
Twechar	-/--	--/?	--/?	0/?	--/?	-/?	--	--	--/?	--/?
Overall Cumulative Impact	--	--	--	0/?	--	--	--	--	--	--